



**NORTHERN TRUST**

INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

# AIRPORT INDUSTRIAL ESTATE



## INDUSTRIAL/WORKSHOPS



KINGSTON PARK • NEWCASTLE-UPON-TYNE • NE3 2EF

- Close proximity to A1
- Flexible tenancies to suit your needs
- Huge range of sizes
- Excellent amenities within easy reach



**TO LET**

INDUSTRIAL/TRADE/MANUFACTURING  
ACCOMMODATION

**FROM 527 - 18,834 SQ FT  
(49 - 1,749 SQ M)**

...the first class industrial destination

[www.airportindustrialestate.co.uk](http://www.airportindustrialestate.co.uk)



## DESCRIPTION

Airport Industrial Estate is a popular and well established industrial estate comprising 91 units totalling 202,766 sq ft (18,838 sq m) ranging in size from 527 sq ft (49 sq m) to 18,834 sq ft (1,749 sq m).

Small workshops are available on 'easy in, easy out' tenancy agreements and larger warehouses / factory units on flexible leases. Units are of steel framed construction with insulated steel pitched roofs incorporating roof lights. Elevations are of brickwork and insulated steel cladding. Most units are located within fenced compounds with occupier controlled gates.

Premises are suitable for uses within classes B1 (offices/light industrial), B2 (general industrial) or B8 (wholesale warehouse/distribution centre) of the Use Classes (Amendment Order) 2005.

SEE YOUR BUSINESS TAKE OFF @ AIRPORT INDUSTRIAL ESTATE



## RENT/CHARGES

Details of the rent and other charges are available upon application to the agents.

## VAT

All rents and other charges will be subject to VAT at the standard rate.

# FLEXIBLE INDUSTRIAL ACCOMMODATION FROM 527 - 18,834 SQ FT



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## AVAILABILITY

For current availability please see the enclosed schedule.



## SPECIFICATION

Single storey workshop/factory units of steel portal frame construction with insulated metal sheet pitched roofs incorporating translucent roof lights. Elevations are of brick/blockwork and insulated metal cladding.

91 units within 22 blocks on an estate comprising 202,766 sq ft (18,838 sq m) GIA.

- Reinforced concrete floors
- Mains electric and water supply
- Mains gas supply available in selected units
- WC facilities
- Telephone ducts to all units
- Gas fired warm air heaters available in selected units
- Units can be combined (subject to availability) to create larger floor plates

## TERMS

Units up to 5,000 sq ft are available on flexible tenancy agreements with the Landlord responsible for all structural and external repairs and buildings insurance. Tenant responsible for internal repairs, external doors and windows. Units over 5,000 sq ft are available by way of tenant's Fully Repairing and Insuring lease.



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LOCATION

Airport Industrial Estate has excellent access to the major road network, being situated adjacent to the A1 Western Bypass, 4 miles north west of Newcastle City Centre and 3 miles from Newcastle Airport. Amenities in the immediate vicinity include Kingston Park Metro Station, Tesco Extra, Kingston Park Shopping Centre and Retail Park, Belvedere Retail Park, Novotel, Innkeeper's Lodge and Metro Inns.



...A FIRST CLASS LOCATION WITH EXCEPTIONAL AMENITIES

FURTHER INFORMATION

Please contact Whittle Jones on 0191 221 1999 to arrange a viewing.



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