



**TO LET**

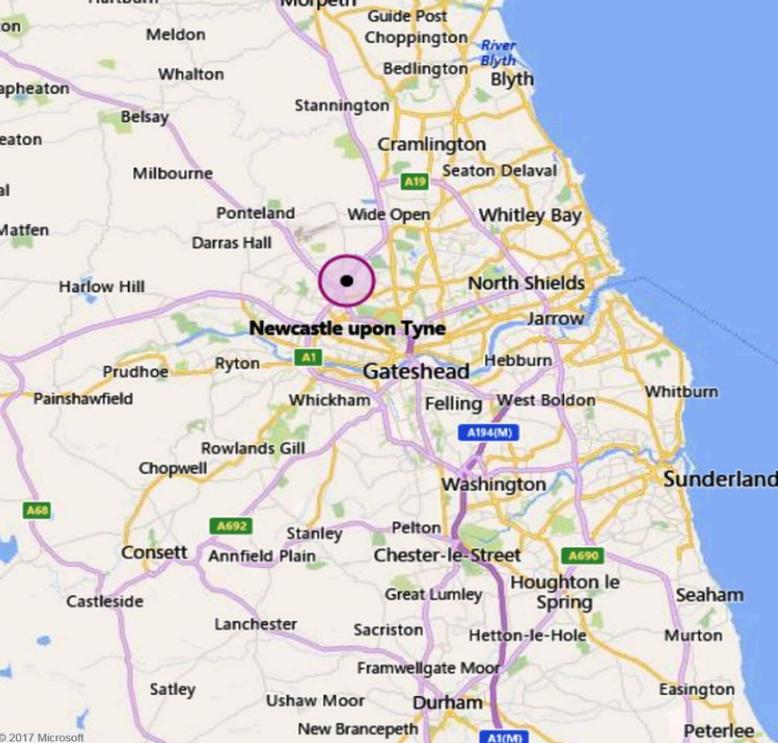
# AIRPORT INDUSTRIAL ESTATE

**KINGSTON PARK, NEWCASTLE UPON TYNE NE3 2EF**



- **Adjacent to A1 western bypass**
- **Well established estate**
- **Good transport links**
- **Popular trade counter location**
- **Close to Kingston Park Metro**
- **Tenant controlled access gates**

**WORKSHOP / TRADE COUNTER UNITS**  
**527 - 2,454 sq ft (49 - 232 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Western Bypass	0.6	3	Car
Newcastle City Centre	4.1	13	Car
Kingston Park Metro	0.4	7	Walk
Newcastle Airport	4.4	11	Car

Source: theAA.com

# AIRPORT INDUSTRIAL ESTATE

KINGSTON PARK, NEWCASTLE UPON TYNE



## LOCATION

The estate has excellent access to the major road network being situated adjacent to the A1 Western Bypass. Amenities in the immediate vicinity include Kingston Park Metro Station, Tesco Extra, Kingston Court Retail Park, Belvedere Retail Park, Novotel, Travelodge and Metro Inns.

## DESCRIPTION

Airport Industrial Estate is a popular and well established estate comprising 91 units. The units are of steel portal frame construction with insulated metal sheet pitched roofs incorporating translucent roof lights. Elevations are of brick/blockwork and insulated metal cladding. There is security fencing with tenant controlled access gates to most areas.

## SPECIFICATION

- Mains electric and water supply
- Mains gas available in selected units
- WC facilities
- Gas fired warm air heaters in selected units

## EPC

Energy Performance Ratings within the estate range between B and E. Copies of individual EPCs are available on request.

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.

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



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