

# Hawick Crescent Trading Estate Newcastle-upon-Tyne

Available to Let  
Warehouse  
2,328 - 11,603 sq ft



1 mile of Newcastle City Centre



4.4 m eaves height



Roller shutter door



24-hour access



On-site parking



Trade counter area



# Hawick Crescent Trading Estate

Newcastle-upon-Tyne, NE6 1AS



## Description

Situated in a terrace of units at Hawick Crescent Trading Estate, the units benefit from a steel portal frame construction, brick/blockwork elevations and an open plan layout.

There is an insulated roof with rooflights, 4.4 m eaves, three-phase electricity and vehicular access via a sectional up and over door.

The property also benefits from an office/trade counter area, WC facilities and secure on-site parking.

## Location

Hawick Crescent Industrial Estate is situated off the A186 Walker Road within 1 mile of Newcastle city centre and immediately to the north of the River Tyne. The estate is situated close to Ouseburn which boasts new residential development and amenity uses, Hoult's Yard with a vibrant mix of entrepreneurial business and areas of more traditional industry and engineering situated between the River Tyne and Walker Road. Nearby occupiers include Jewsons, British Engines and Tyne Bank Brewery & Tap Room.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**

Craig Johnson  
northeast@mileway.com  
0191 3130440



Mark Proudlock  
Mark.Proudlock@knightfrank.com  
0191 594 5019



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 1	Warehouse	5,832	Immediately	£3,500 PCM
Unit 4	Warehouse	2,328	Immediately	£1,670 PCM
Unit 9	Warehouse	3,443	Immediately	£2,585 PCM
Total		11,603		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.