

Hawick Crescent Trading Estate

Newcastle-upon-Tyne, NE6 1AS

Warehouse | 2,328 - 11,603 ft²



1 mile of Newcastle City Centre



4.4 m eaves height



Roller shutter door



24-hour access



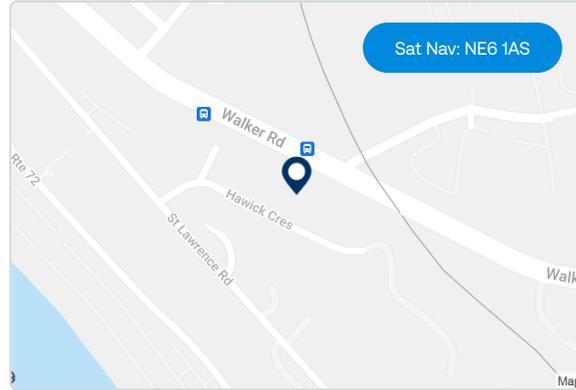
On-site parking



Trade counter area

Available to Let





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.

Further information

EPC

Unit 1: E, Unit 4: E, Unit 9: D.

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.

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.



Accommodation:

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

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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Mileway

Craig Johnson
northeast@mileway.com
0191 3130440



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

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