

# North Tyne Industrial Estate

Whitley Road Newcastle Upon Tyne NE12 9SZ

Warehouse | 2,766 - 5,532 ft<sup>2</sup>



Good access to A19 & A1058



Roller shutter door



On-site car parking



Three-phase electricity



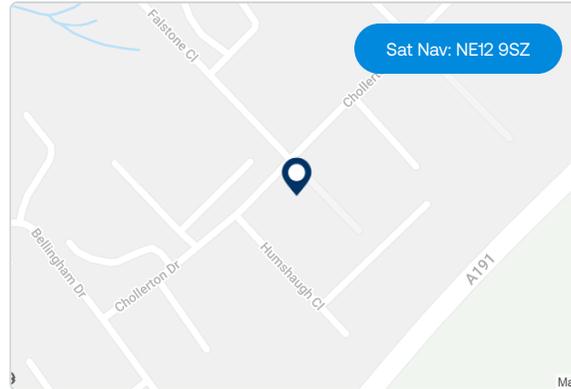
24-hour access



4 miles East of City Centre

Available to Let





## Description

Just 20 minutes from central Newcastle and one mile from the A19 Tyne Tunnel approach road, this flexible industrial unit offers a single-story warehouse. The industrial space can be easily accessed through a roller shutter door and has plenty of clearance space to unload articulated lorries. Outside there is generous car parking, a secure yard and loading areas. The building is of brick and steel portal frame construction with external cladding and felted roof on insulated metal decking. The unit has a complete three-phase electricity supply.

## Further information

### EPC

Unit 8B: E,  
Unit 8E: C,

### Rent

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

### Terms

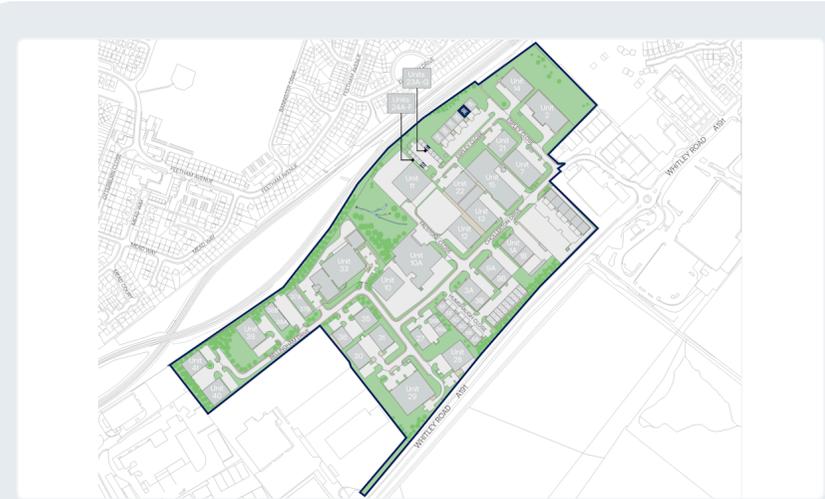
Available on new full repairing and insuring leases.

### Legal costs

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

## Location

North Tyne Industrial Estate is situated on the A191 Whitley Road (the Old Coast Road) immediately opposite ASDA Benton, approximately 4 miles (6.4km) to the east of Newcastle city centre and within 1 mile (1.6 km) of the A19 Tyne Tunnel approach road.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 8B	Warehouse	2,766	01/03/2026	1,960
Unit 8E	Warehouse	2,766	Immediately	1,960
<b>Total</b>		<b>5,532</b>		

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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