

Industrial

# UNIT A1A - PHASE 1B | THE WATERFRONT, NEWBURN RIVERSIDE INDUSTRIAL PARK

Newburn Riverside, Kingfisher Boulevard, Newcastle Upon Tyne, NE15 8NZ



## UNIT A1A - PHASE 1B | 1,700 SQ FT

Modern industrial unit on a popular business park

This flexible space, ideally suited to trade counter use among a wide range of other businesses, comprises WC facilities, ample parking to the front, and access via roller shutter at the rear. Located on a popular estate, this unit is situated 10 minutes from Newcastle city centre, only 25 minutes from the A1.



Lease Type

New

### ✔ Unit Summary

- Starter Unit
- Electric Roller Shutter Door
- Well Maintained Estate
- Storage Unit
- Turning Circle
- Close to Transport

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£17,000.00	£10.00
Rates	£5,940.00	£3.49
Maintenance Charge	£2,400.00	£1.41
Insurance	£340.00	£0.20
<b>Total Cost</b>	<b>£25,680.00</b>	<b>£15.11</b>

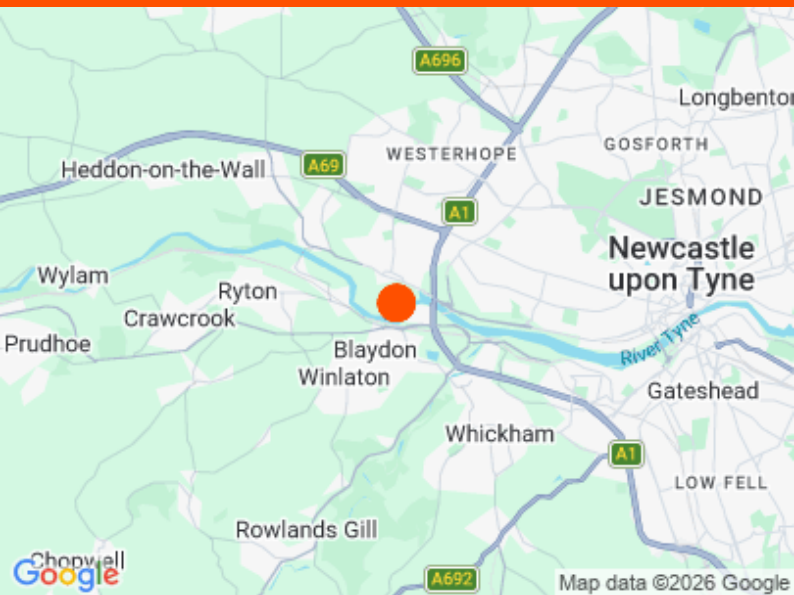
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0101087](http://unit.info/UIP0101087)

+44(0) 808 169 7554

# UNIT A1A - PHASE 1B | THE WATERFRONT, NEWBURN RIVERSIDE INDUSTRIAL PARK

Newburn Riverside, Kingfisher Boulevard, Newcastle Upon Tyne, NE15 8NZ



## Location

The Waterfront Development is accessed from Kingfisher Boulevard, which provides dual access to the A695 and in turn the A1(M). The development is located 3 miles west of Newcastle City Centre, on Newburn Riverside, one of the North East's leading business parks.

-  Road  
A695: 1 mile
-  Airport  
Newcastle: 7 miles
-  Rail  
Newcastle: 5 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (56)



enquiries@indurent.com  
+44(0) 808 169 7554

www.indurent.com

Follow us



## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



+44(0) 808 169 7554



For more info please visit: [unit.info/UIP0101087](https://unit.info/UIP0101087)

+44(0) 808 169 7554