

## **Unit B4 - Phase 1B** | 6,922 sq ft

#### Industrial unit on a modern estate with office accommodation

The Waterfront Industrial Estate is located on Newburn Riverside, a 227 acre site situated 3 miles to the west of Newcastle, on the banks of the River Tyne. The site provides 14 units arranged across 4 terraces and 2 standalone units. Entry level units start from 1,700 sq ft with space available for larger requirements of up to 29,600sq ft. The units are well suited for a range of business needs including light industrial, logistic and retail/trade counter uses. Local surrounding businesses include Euro Car Parts, The Macfarlane Group and the NHS.

The Waterfront development benefits from on-site security. CCTV and an abundance of circulation and parking space all within a modern, well landscaped business park environment

Lease Type



### Occupational Costs

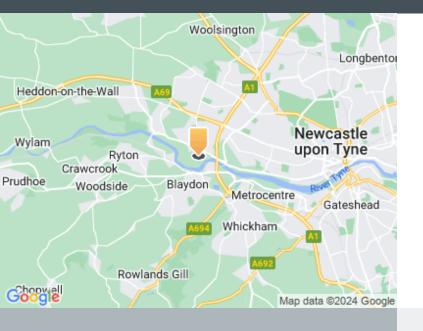
	Per Annum	Per Sq Ft
Rent	£60,800.00	£8.78
Rates	£21,358.50	£3.09
Maintenance Charge	£9,700.00	£1.40
Insurance	£1,384.40	£0.20
Total Cost	£93,242.90	£13.47

### Unit B4 - 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

The estate is situated close to the A695 and in turn the A1(M)



Newcastle International Airport is less than a 15 minute drive away



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#### **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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (84)

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### **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 Industrials.'



Call +440 808 169

