

Industrial

# Unit B4 - Phase 1B | The Waterfront, Newburn Riverside Industrial Park

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

## 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 29,600 sq 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: **New**

### Unit Summary

- Car Parking
- Refurbished Unit
- WC Facilities
- Turning Circle
- Electric Roller Shutter Door
- 24 Hour Access

### 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
<b>Total Cost</b>	<b>£93,242.90</b>	<b>£13.47</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/UIP0101092](http://unit.info/UIP0101092)

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## 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)



### Airport

Newcastle International Airport is less than a 15 minute drive away



### Rail

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

## 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)

## 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."



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