

# **Benfield Business Park**

Benfield Road, Newcastle upon Tyne NE6 4NQ

# **Studios**

## **To Let**

Industrial warehouse  
and workshop units

# Benfield Business Park

Benfield Business Park is a vibrant business and leisure hub offering an eclectic mix of studio, workshop and storage space.

The park boasts a wide range of occupiers from service industries to engineering and wholesalers to fitness training.



## Location

Benfield Business Park is located on Benfield Road approximately 3 miles east of Newcastle City Centre.

Benfield Road provides access to the A1058 Coast Road, connecting Newcastle City Centre with North Tyneside. The A1058 also provides access to the A19, one of the region's main north-south arterial routes.

Walkergate Metro Station is located adjacent to Benfield Business Park providing services to Newcastle City Centre, including the Newcastle Central Station as well as locations across Tyne & Wear.

Benfield Road is also served by a number of bus services providing access to those local and outlying areas not served by the Metro system.

## Occupiers include:

- Funshack
- Peacocks Medical Group
- Forest Master
- Eden Rock Climbing & Bouldering
- Almasty Brewing Co
- Anarchy Brew Co



# Benfield Business Park

## Studios

STUDIO	SQ M	SQ FT
1	338	3,641
2	294	3,167
<b>3 AVAILABLE</b>	<b>277</b>	<b>2,985</b>
4*	294	3,166
5*	292	3,148
6*	296	3,186
7	308	3,316

## Industrial

UNIT	SQ M	SQ FT
A1	1,012	10,896
A2	931.70	10,029
A2a	464	4,990
A3	1,909	20,547
A4	1,217	13,096
A5	2,744	29,536
A6	1,071	11,523
<b>B1 AVAILABLE</b>	<b>923</b>	<b>9,939</b>
B2	477	5,136
<b>B3 AVAILABLE</b>	<b>932</b>	<b>10,038</b>
B4	485	5,225
B5	241	2,590
B6	172	1,850
B7	469	5,046
B8	418	4,500
D	276.7	2,978
<b>YARD AVAILABLE</b>	<b>526</b>	<b>5,663</b>
	<b>0.13 acres</b>	

## Why Benfield?

- + On-site security
- + Estate wide CCTV
- + Established business and leisure uses
- + Generous parking provision
- + Well served by public transport
- + Proximity to Newcastle City Centre
- + Flexible studio accommodation
- + Wide ranging workshop and storage units
- + Competitive rentals



# **Benfield** **Business Park** **Studios**

Available Accommodation Schedule

# Studios

## Studio 3

2,985 sq ft (277.31 sq m)

**Benfield  
Business  
Park**



**Studio 3**

### Why Studio 3?

- + On-site security
- + Generous parking provision
- + Well served by public transport
- + Close proximity to Newcastle City Centre
- + Flexible space to suit a wide range of uses

### Description

The unit is a mainly open plan mid-terrace space with carpeted and wooden flooring and a north light roof. WC and kitchenette space is available.

The property benefits from gas central heating and fluorescent tube lighting.

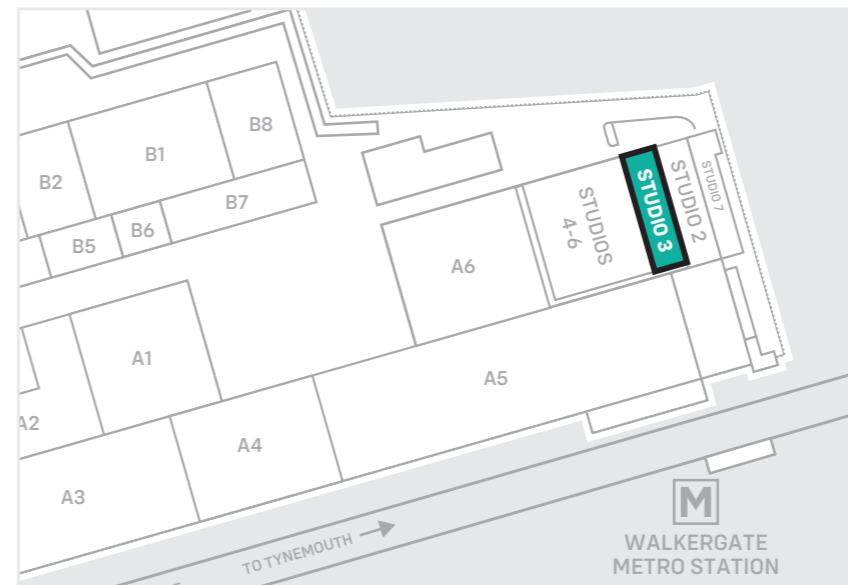
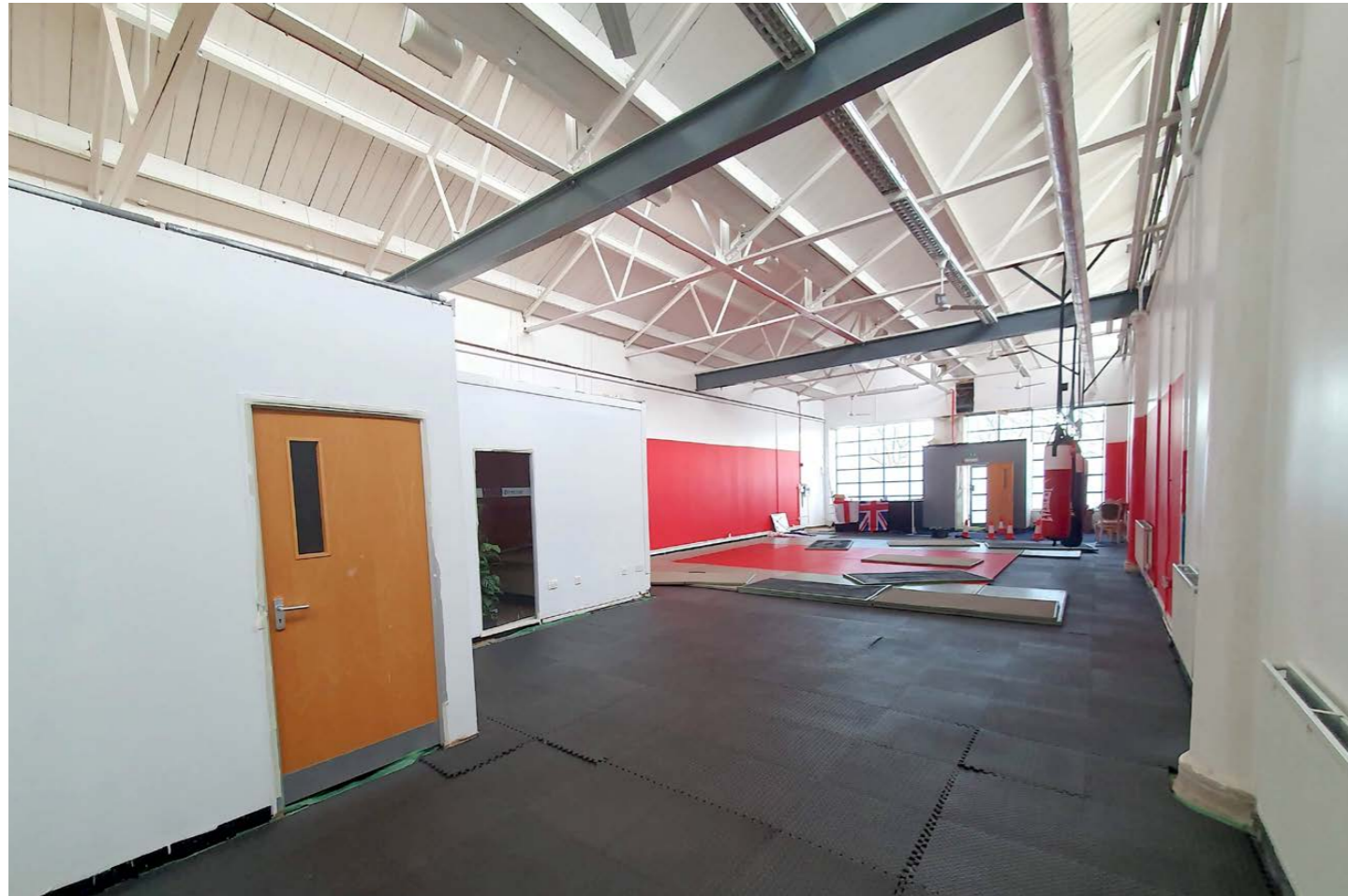
The space will suit a wide range of users including light industrial, leisure and storage and distribution.



# Studios

## Studio 3

2,985 sq ft (277.31 sq m)



### Quoting Terms

The quoting rent is £19,000 exclusive per annum.

### Service Charge/ Buildings Insurance

On application.

### Rateable Value

Rateable Value from April 2023 is £12,750.

### EPC

The unit has a current rating of B29.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

# Benfield Business Park

Benfield Road, Newcastle upon Tyne NE6 4NQ

For further information or to  
arrange a viewing please contact:

## Duncan Christie

T: 07841 764 765 E: [dchristie@naylorsgavinblack.co.uk](mailto:dchristie@naylorsgavinblack.co.uk)

## Keith Stewart

T: 07796 302 147 E: [kstewart@naylorsgavinblack.co.uk](mailto:kstewart@naylorsgavinblack.co.uk)

## Jake Smith

T: 07734 229 958 E: [jake.smith@naylorsgavinblack.co.uk](mailto:jake.smith@naylorsgavinblack.co.uk)

Asset Manager

**M** MARCHMONT



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. March 2024

Designed & produced by [www.creativestreakdesign.co.uk](http://www.creativestreakdesign.co.uk) Ref: CSD/2202

# Studios