

To Let



Bells Close Industrial Estate

Bells Close, Lemington, Newcastle upon Tyne, NE15 6UF

 **naylors**

To Let

Industrial / Warehouse Units

From 2,712.5 Sq Ft

- Recently refurbished
- Well connected location
- Rarely available
- Estate parking

Location

These units are located on the well-established Bells Close Industrial Estate, just 0.4 miles from the A1(M), offering excellent road connectivity. The site is 4.2 miles west of Newcastle upon Tyne and 17 miles northwest of Sunderland, providing easy access to key industrial, commercial, and port areas. Its strategic position supports efficient links to regional and national markets, making the units ideal for businesses focused on logistics and distribution.

Description

The properties are of brickwork construction elevations. The units form part of a terrace and are of steel portal frame construction with blockwork walls and profile sheet roofs incorporating skylights. Internally the units benefit from concrete flooring, fluorescent tube lighting, W.C facilities and carpeted office accommodation. Minimum eaves height to the haunch is 3.5m and maximum eaves height to the haunch is 5m. Ample parking is provided within the estate, and all units benefit from three phase electricity.

Accommodation

The units comprise the following Gross Internal Areas:

Unit 7 : **2,712 Sq Ft** (252 sq m)

Unit 9: **2,812 Sq Ft** (252 sq m)
Mezzanine: 858 Sq Ft

Tenure

The units are available on new full repairing and insuring leases for a term of years to be agreed.

Rent

£20,345 per annum per unit.

Utilities

We understand the units are connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

EPC

D rating.

Rateable Value

Unit 7: £16,250

Unit 9: £14,750

Legal Costs

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

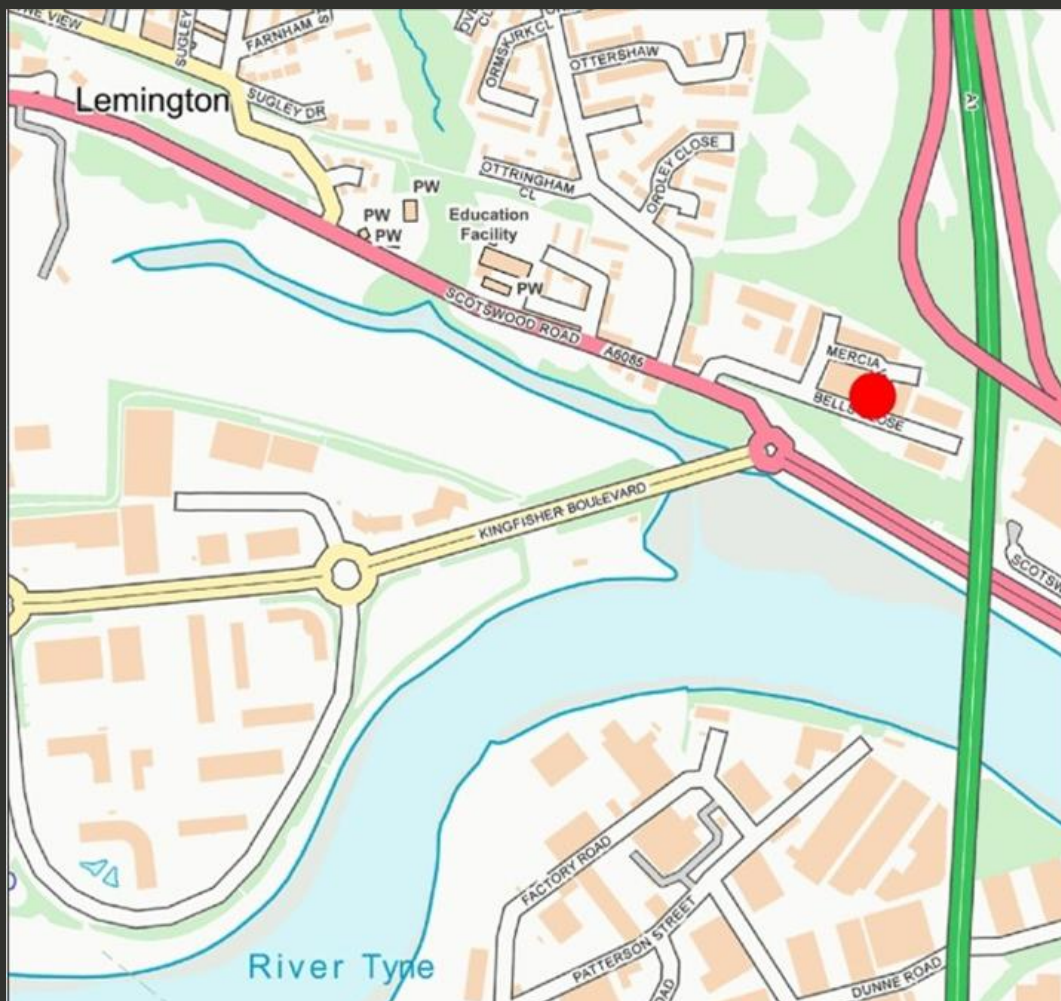
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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