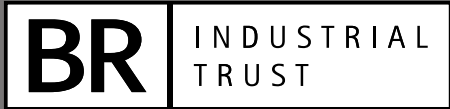


# Brough Park

BROUGH PARK TRADING ESTATE ■ FOSSWAY ■ NEWCASTLE UPON TYNE ■ NE6 2YF



## Trade counter/ warehouse units

Central location only 2 miles east of Newcastle City Centre  
Unit sizes from **460 m<sup>2</sup> (4,950 sq.ft.)**  
to **1,552 m<sup>2</sup> (16,387 sq.ft.)**



## NEWCASTLE UPON TYNE

[www.canmoor.com/broughpark](http://www.canmoor.com/broughpark)

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## Description

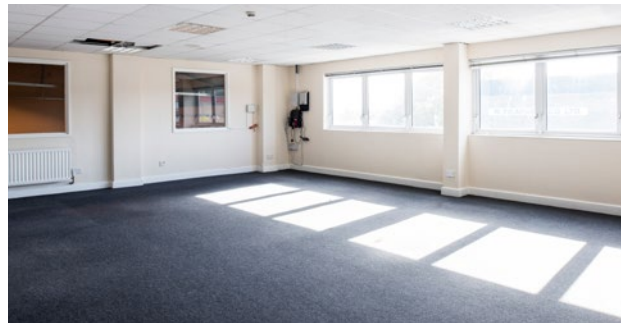
The Brough Park Trading Estate, which is benefiting from a comprehensive upgrade programme, comprises a series of portal framed units arranged in three terraced blocks. Each are constructed having cavity brickwork walls with high level insulated cladding. The roof areas are double pitched with an insulated profile sheeted covering incorporating translucent rooflights.

Internally the units have a clear height of 5m and incorporate both ladies and gents WC facilities and a range of office space which varies in relation to the size of the unit.

Externally the units have a concrete apron and parking area to the front which provides vehicular access by way of steel roller shutter loading doors each 4.8m wide x 4.6m high.

## Services

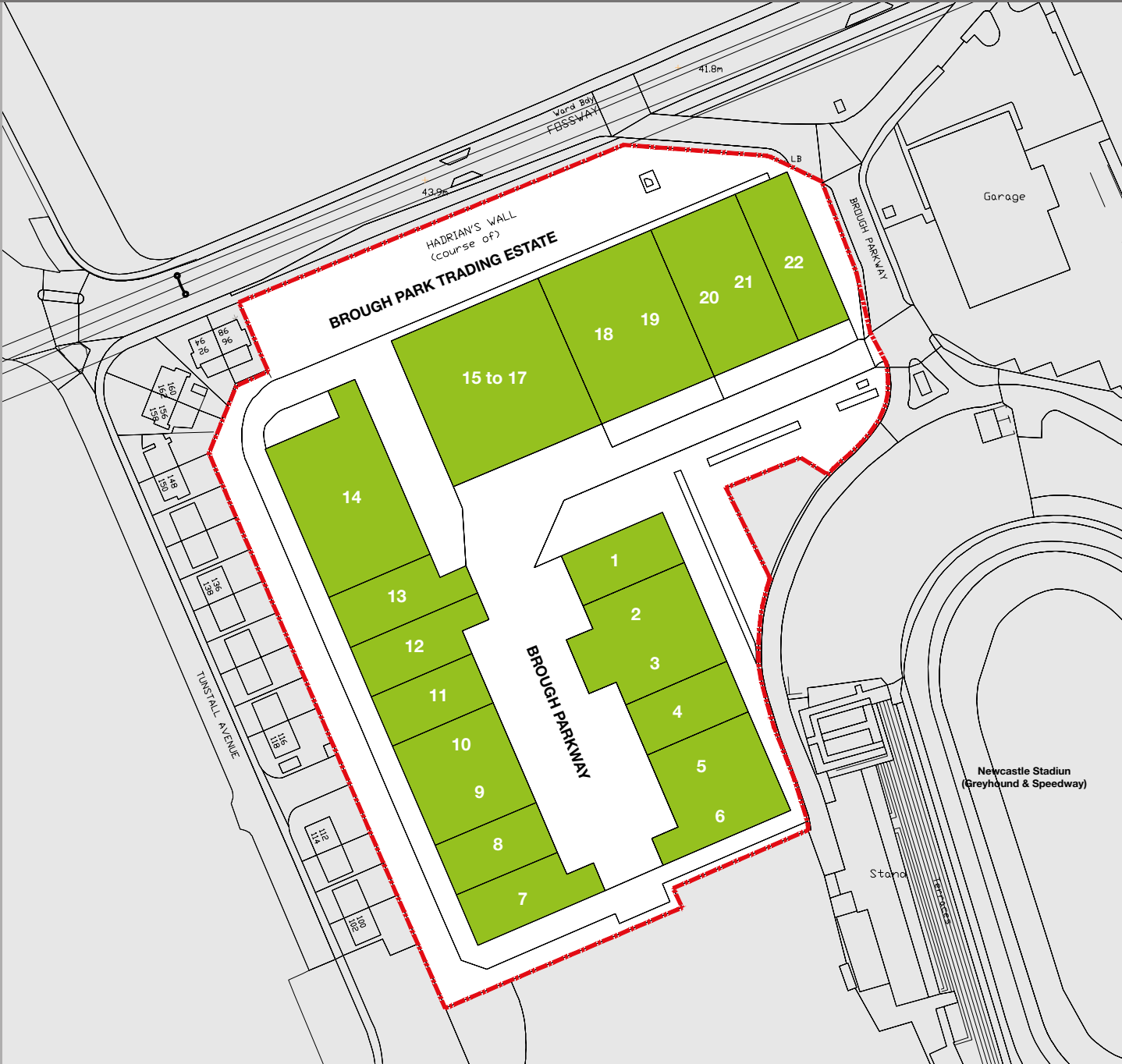
- The units are provided with mains supplies of gas, water and three phase electricity.
- Lighting throughout the units is predominantly by fluorescent strips.
- A number of the units have gas fired, warm air blowers to the warehouse space whilst the office space is heated by way of gas fired boilers serving panel radiators to the larger units and by way of electric heaters to the smaller units.



NEWCASTLE UPON TYNE

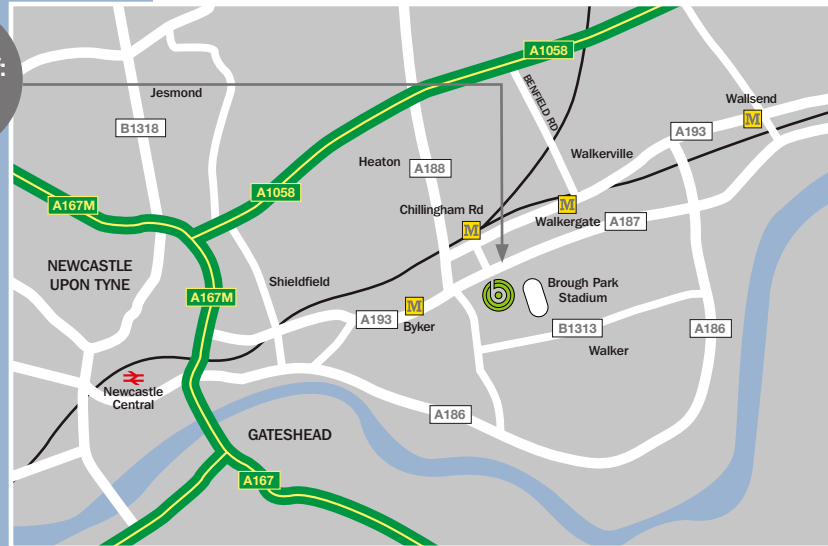
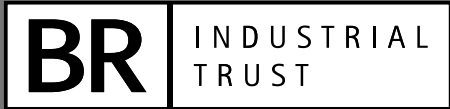
### Accommodation/Occupiers

Unit No.	Area m <sup>2</sup>	Area Sq.ft.	Tenant Name
1	466	5,012	Vacant
2/3	1,170	12,594	Howden Joinery Properties Ltd
4	465	5,005	J P McDougall & Co Ltd
5/6	1,065	11,464	Ferraris Piston Service Ltd
7/8	1,058	11,390	Eyre & Elliston Ltd
9/10	927	9,980	Optical Express
11	460	4,950	Masons Mortar Ltd
12	613	6,595	Flame Heating Spares
13	584	6,283	Orange Box
14	1,522	16,387	Bob Crosby Agencies
15	735	7,912	Andrew Page Ltd
16	735	7,912	Thomas Owen & Sons (Newcastle) Ltd
17	735	7,912	Thomas Owen & Sons (Newcastle) Ltd
18	736	7,917	Cheeky Monkeys
19	734	7,901	Brown Brothers
20	735	7,912	New Bridge Street Bedding Centre
21/22	735	7,912	New Bridge Street Bedding Centre



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## Location

The popular and well established Brough Park Trading Estate lies on the south side of the A187 Fossway approximately 2 miles to the east of Newcastle City Centre and close to the Newcastle Shopping Park and B&Q.

## Terms

The units are offered to let on new fully repairing and insuring leases for terms to be agreed. Rental details are available on request.

## VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

Viewing by appointment only through:

## Rating

Detailed information on Rateable Values and Business Rates payable is available from the letting agents.

## Communications

	Distance	Time
Newcastle City Centre	1.6 miles	5 mins
Gateshead	4.0 miles	12 mins
A1(M)	4.5 miles	10 mins
Newcastle Airport	9.5 miles	25 mins
Sunderland	15 miles	30 mins

Source: Google Maps



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# NEWCASTLE UPON TYNE

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2017.