

Industrial

# UNIT A1A - PHASE 1B | THE WATERFRONT, NEWBURN RIVERSIDE INDUSTRIAL PARK

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



## UNIT A1A - PHASE 1B | 1,700 SQ FT

Modern industrial unit on a popular business park

This flexible space, ideally suited to trade counter use among a wide range of other businesses, comprises WC facilities, ample parking to the front, and access via roller shutter at the rear.  
Located on a popular estate, this unit is situated 10 minutes from Newcastle city centre, only 25 minutes from the A1.



Lease Type

New



### Unit Summary

- ☒ Starter Unit
- ☒ Electric Roller Shutter Door
- ☒ Well Maintained Estate
- ☒ Storage Unit
- ☒ Turning Circle
- ☒ Close to Transport



### Occupational Costs

|                    | Per Annum  | Per Sq Ft |
|--------------------|------------|-----------|
| Rent               | £17,000.00 | £10.00    |
| Rates              | £5,940.00  | £3.49     |
| Maintenance Charge | £2,400.00  | £1.41     |
| Insurance          | £340.00    | £0.20     |
| Total Cost         | £25,680.00 | £15.11    |

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.



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**+44(0) 808 169 7554**

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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  
A695: 1 mile



Airport  
Newcastle: 7 miles



Rail  
Newcastle: 5 miles

## 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       | Contact us now to arrange a viewing.                                                               |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | C (56)                                                                                             |



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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 Indurent."



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