

# Unit 18

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

**BR**

INDUSTRIAL  
TRUST

CANMOOR



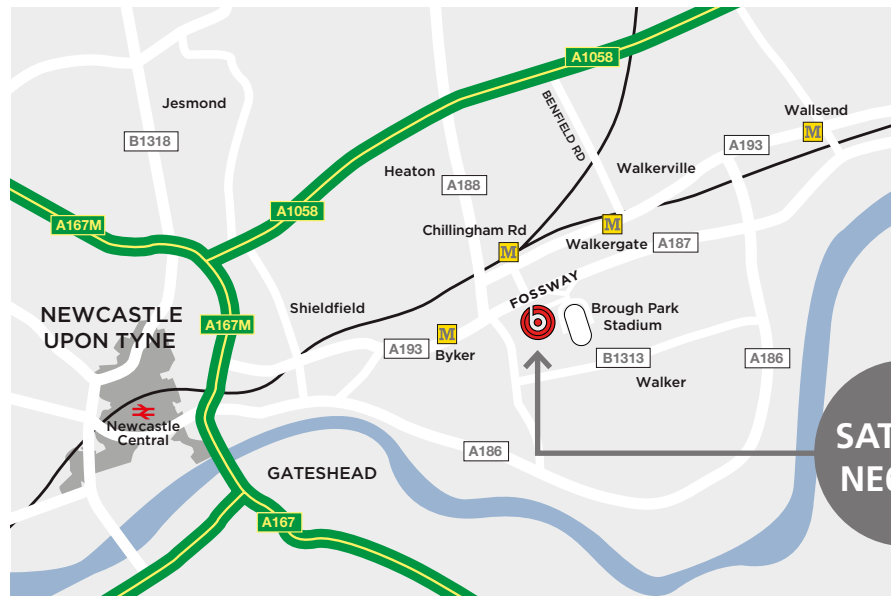
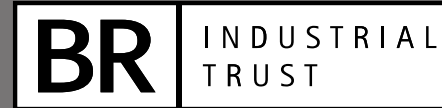
## Trade / Industrial Unit **TO LET** 7,938 sq ft (737.46 sq m)

- Clear height of 5m
- Steel roller shutter loading door
- 2 miles east of Newcastle city centre
- Parking area to the front
- Internal office, W.C. and amenity areas
- High profile onto Fossway

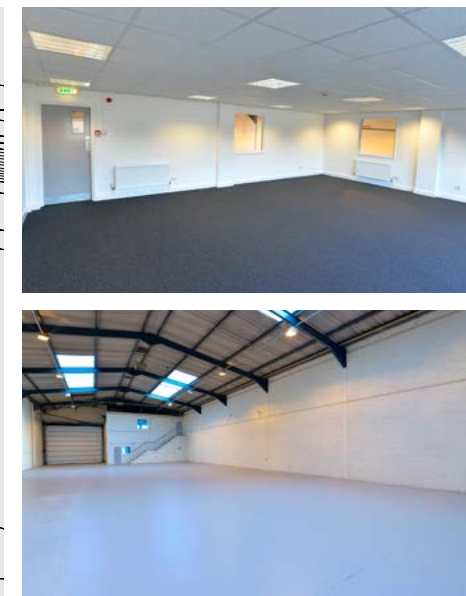
# NEWCASTLE UPON TYNE

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SAT NAV  
NE6 2YF



## 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.

|                       | Distance  | Time    |
|-----------------------|-----------|---------|
| Newcastle City Centre | 1.6 miles | 5 mins  |
| A1(M)                 | 4.5 miles | 10 mins |
| Newcastle Airport     | 9.5 miles | 25 mins |

Source: Google Maps

## DESCRIPTION

The unit is constructed with cavity brickwork walls with high level insulated cladding. The roof area is double pitched with an insulated profile sheeted covering incorporating translucent rooflights. Internally the unit has a clear height of 5m and incorporates both ladies and gents WC facilities and office space. Externally the unit has a concrete apron and parking area to the front which provides vehicular access by way of a steel roller shutter loading door 4.8m wide x 4.6m high.

## ACCOMMODATION

|           | sq ft | sq m   |
|-----------|-------|--------|
| Warehouse | 7,283 | 676.61 |
| Office    | 655   | 60.85  |
| Total     | 7,938 | 737.46 |

## FURTHER INFORMATION

For further information please contact the sole joint agents.



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