

To Let

Shields Road Storage Site, Newcastle upon Tyne, NE6 2BZ



Indicative area only

Secure Storage Site 0.86 acres (0.35 ha)

- Excellent prominence off Shields Road
- Level hardcore surface across entire site
- Nearby occupiers include Siemens Global, GeoPura, and Stagecoach
- Secure site with palisade fencing / gated entrance
- Rent: £50,000 Per Annum

Location

The subject storage site is situated prominently on the B1312 Shields Road, one of the main arterial routes linking residential areas to Newcastle city centre approximately 2 miles to the west.

Shields Road also provides access to the A1058 Coast Road via Chillingham / Benfield Roads, in turn connecting with the A19, one of the region's key arterial routes, at the Silverlink Junction circa 5 miles to the east.

Shields Road is an active mixed-use area situated adjacent to the residential areas of Heaton, Walkergate and Benfield, Newcastle Business Park, which boasts retailers including Argos, Asda, and TK Maxx as well as more traditional industrial and engineering occupiers including Siemens, Houghton International and Stagecoach.

Public transport links are exceptional, with a bus stop situated immediately to the front of the property and Chillingham Road Metro located within 2 minutes' walk.

As a result of the critical mass and variety of occupiers the site is recognised as a well-established business and trading location.

Description

Available either in its entirety or in smaller plots, the site provides excellent external storage opportunities benefitting from the following:

- Roadside frontage onto Shields Road
- Regular hard core surfaced yard
- Secure perimeter fence & gated entrance
- Electricity and water connections available



Area

According to Ordnance Survey Promap, the site provides the following area in its entirety but is available as smaller plots subject to terms.

	HA	Acres
Site	0.35	0.86

Planning

The site is allocated for B8 storage. Interested parties will need to satisfy themselves that their use complies with the planning consent in place.

Terms

The site is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £50,000 per annum.



Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

VAT

All prices and rents are quoted exclusive of VAT and will be subject to VAT at the prevailing rate.



For further details please contact:



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Subject to Contract

Images - September 2025

Particulars - October 2025

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