



# To Let

Unit 1 Industry Road  
Heaton  
Newcastle upon Tyne  
NE6 5XA

Prominent Trade Counter / Showroom  
**926.7 m<sup>2</sup> (9,978 sq ft)**

- Modern trade counter / warehouse
- Located in established trading area
- Populated suburb of Newcastle upon Tyne
- Highly visible from Coast Road (A1058)
- Ample parking
- New FRI lease available

**Rent: £79,825 per annum**

Your partners in property



## Location

The subject property is located in the established trading area of Industry Road which boast occupiers including Crossling Plumbing Merchants, Rexel, Park Electrical and Armadillo Self Storage.

Accessed from Benfield Road which links Newcastle City Centre with the A1058 Coast Road, the property benefits from being situated in a highly populated area of Newcastle with excellent road links to suburbs including Heaton, Jesmond, Gosforth as well as east to Tynemouth.

The property is highly visible from the A1058 Coast Road which links Newcastle City Centre with conurbations to the east and has an average daily traffic flow of circa 58,000 vehicles (Gov.uk 2024).

Former tenant Topps Tiles occupied the unit as a trade / public showroom and warehouse facility.



Situated on A1058 / Benfield Road Junction



15 min walk to Walkergate Metro Station



8 miles to Newcastle International Airport

## Specification

The subject property forms part of a modern scheme of 4 trade units benefitting from the following:

- Steel portal frame unit
- Insulated steel sheet elevations and roof
- Concrete floor throughout
- WC facilities
- Showroom
- 5.2 m clear internal height
- Shared service yard
- Parking provision

## Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6<sup>th</sup> Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M <sup>2</sup>	Sq Ft
Warehouse GIA	926.7	9,978

## Energy Performance

An EPC assessment has been instructed and the results pending.

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £70,500 (effective 1 April 2026).

For further information including how much you might expect to pay in Business Rates, please visit [www.voa.gov.uk](http://www.voa.gov.uk).





## Terms

The unit is offered to let on a new fully repairing and insuring (FRI) lease for a term of years to be agreed at a rent of £79,825 per annum.

## VAT & Stamp Duty Land Tax (SDLT)

VAT & SDLT will be payable on the property at the prevailing rates.

## Anti-money Laundering Compliance

The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022.

For further information please visit [www.legislation.gov.uk](http://www.legislation.gov.uk).

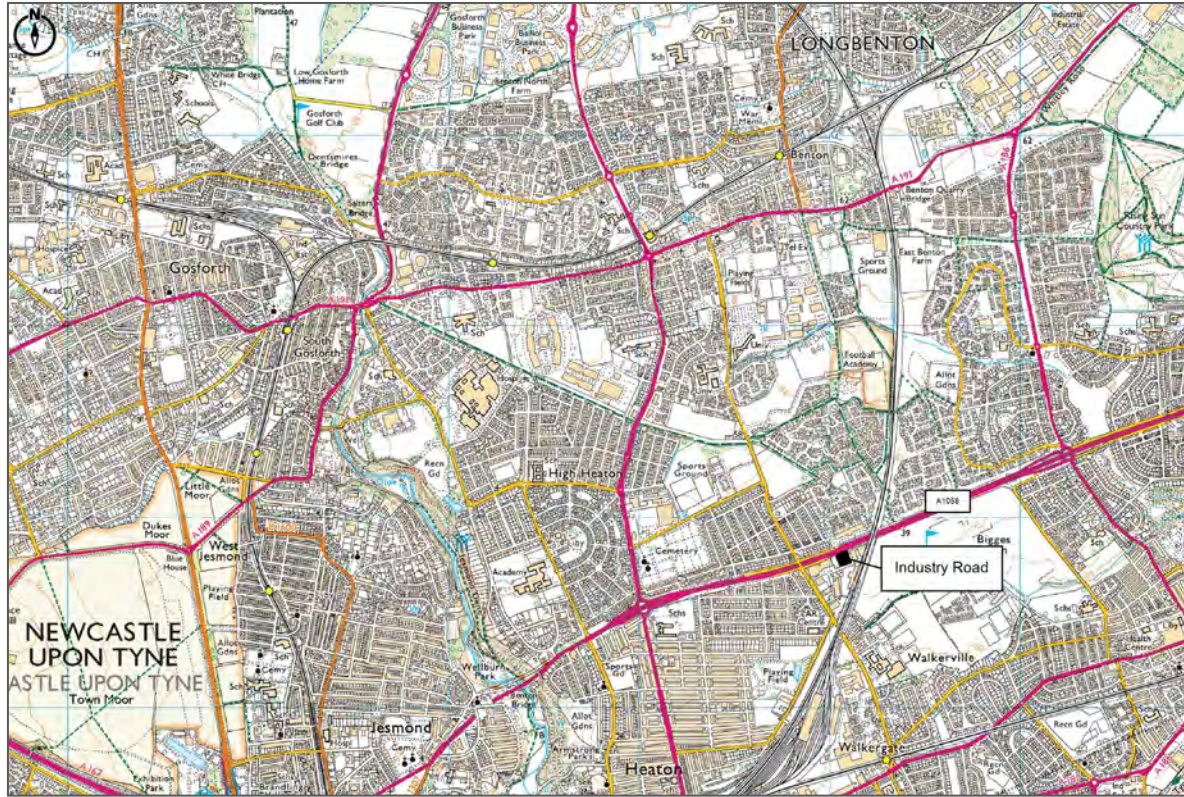
## Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.



Unit 1 Industry Road,  
Newcastle upon Tyne

# Location



# Contact

For further information, or to arrange a viewing, please contact Knight Frank.

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Particulars dated November 2025. Photos dated November 2025.

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