



**KINGSTON
COURT**
RETAIL PARK

Former Carphone Warehouse Unit
2,012 sq ft (186.91 sq m) TO LET
Subject to obtaining vacant possession



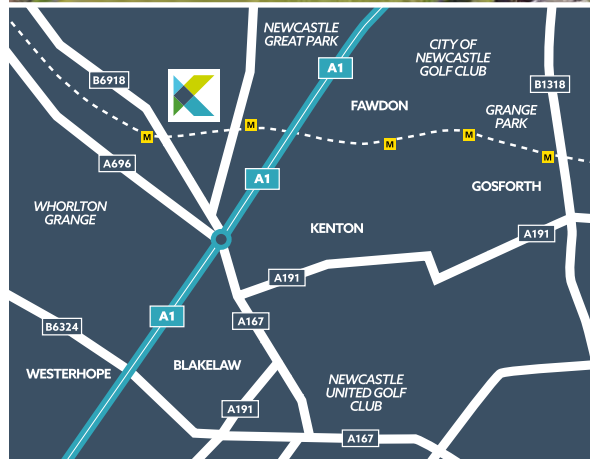
KINGSTON PARK
NEWCASTLE UPON TYNE
NE3 2FP

LOCATION

Kingston Court Retail Park is ideally situated just 4 miles north of Newcastle City Centre in an easily accessible location. The Retail Park is close to the junction of the A1 Western By Pass and A696, whilst Kingston Park Bus and Metro Stations adjoin the site.

The surrounding area of Kingston Park provides a busy retail destination for shoppers using the 119,000 sq ft Tesco Extra store, and the other top brand retailers as shown on the annotated aerial photo.

Newcastle Great Park is continuing to develop with over 1500 homes being built, which has increased the importance of Kingston Park as a retail centre.



DESCRIPTION

Kingston Court Retail Park is an exciting scheme providing a total of 92,000 sq ft.

The park is anchored by a full line M&S with other occupiers including Boots, Next, Peacocks, Edinburgh Woollen Mill, Ponden Home, Superdrug and Greggs.

Generous car parking is allowed for with the provision of 320 spaces.

The available unit adjoins the recently opened Superdrug and provides prominent main frontage of 15.1m plus a return frontage of 10.2m.

PLANNING

Full open A1 planning consent.

ACCOMMODATION

2,012 sq ft (186.91 sq m)

TERMS

£65,000pa under new lease, term to be agreed. Subject to obtaining vacant possession.

VAT

VAT will be chargeable where applicable.



SPECIFICATION

- Floor loadings 15kN/sq m
- All mains services
- Dedicated rear loading
- 24 hour security and CCTV
- Competitive Service charge





A DEVELOPMENT BY

KAMES
CAPITAL

CONTACT

**Reid
Birkett**
Commercial Property Consultants
01661 820771
www.reidbirkett.co.uk

Mike Birkett

M: 07947 134 117

E: mike@reidbirkett.co.uk

savills.co.uk **savills**
0207 409 9945

Dominic Rodbourne

E: DRodbourne@savills.com

Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. July 2020 ref: 6754

Design and production by **dms** Design 0191 284 1300



KINGSTON COURT RETAIL PARK | KINGSTON PARK | NEWCASTLE UPON TYNE | NE3 2FP