

- Detached office/light industrial unit
- Floor area circa 265 sq. m. (2,852 sq. ft.)
- Reception, offices, meeting rooms and training areas
- Workshop space, kitchens and W/C facilities
- Established Benton Square Industrial Estate location
- Secure self-contained site with private parking
- Suitable for various business and commercial uses



Kenmar House, Unit 2 Wesley Drive,  
Benton Square Industrial Estate,  
Newcastle upon Tyne NE12 9UP

Rent £22,000 per annum

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### **Location**

Kenmar House is located within the established Benton Square Industrial Estate in northeast Newcastle upon Tyne. The property benefits from excellent transport links, being situated close to the A19 and A1058 Coast Road, providing convenient access to Newcastle city centre, North Tyneside, and the wider North East region.

The surrounding area is home to a range of industrial, trade, office, and service-based businesses, creating a busy commercial environment with a strong local workforce and customer base. Public transport links are also readily available, with nearby Metro stations providing easy access for employees and visitors. The property offers a professional business location with good accessibility, on-site parking, and convenient access for customers, staff, and deliveries.

### **Description**

The property comprises a detached single-storey office/light industrial unit extending to approximately 265 sq. m. (2,852 sq. ft.), occupying a self-contained site with private parking to the front and side. Internally, the accommodation is well presented and provides a flexible layout comprising a reception area, several private offices, meeting/conference rooms, training rooms, workshop, kitchen facilities, and male and female W/Cs.

The property benefits from suspended ceilings with recessed lighting, perimeter trunking, gas central heating, and a mixture of carpeted office accommodation and practical workshop areas.

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The versatile configuration would suit a variety of occupiers including office-based businesses, training providers, educational uses, healthcare operators, light industrial users, trade counter businesses, professional services, and other commercial occupiers, subject to any necessary consents.

Externally, the property benefits from a secure self-contained site with dedicated on-site parking and loading/access areas, providing convenient access for staff, customers, and deliveries. Overall, the property offers flexible and adaptable accommodation suitable for a wide range of business uses within an established commercial location.

**Floor Area**

265 sq. m. (2,852 sq. ft.)

**Tenure**

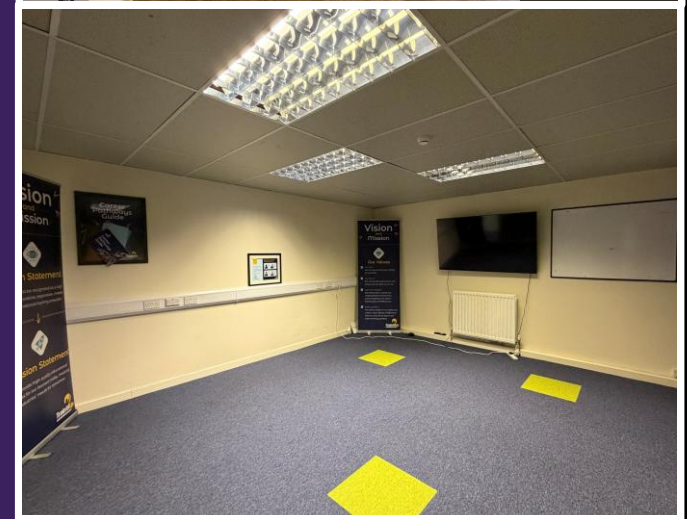
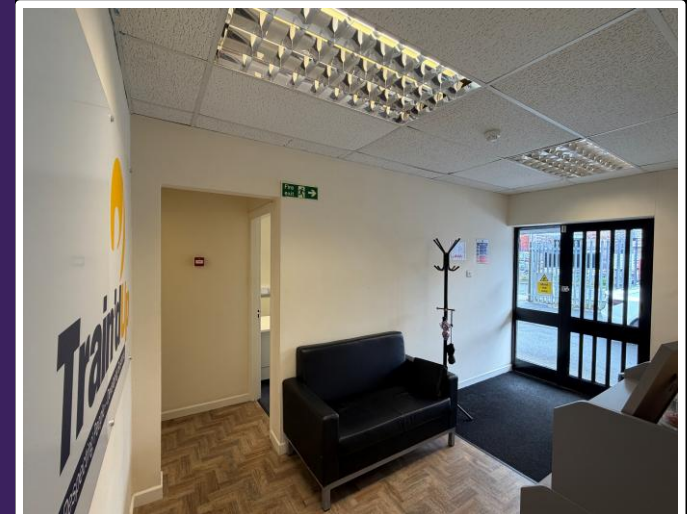
Leasehold - A new (FRI) full repairing and insuring lease is available, terms and conditions to be agreed.

**Rent**

£22,000 per annum

**Viewing Arrangements**

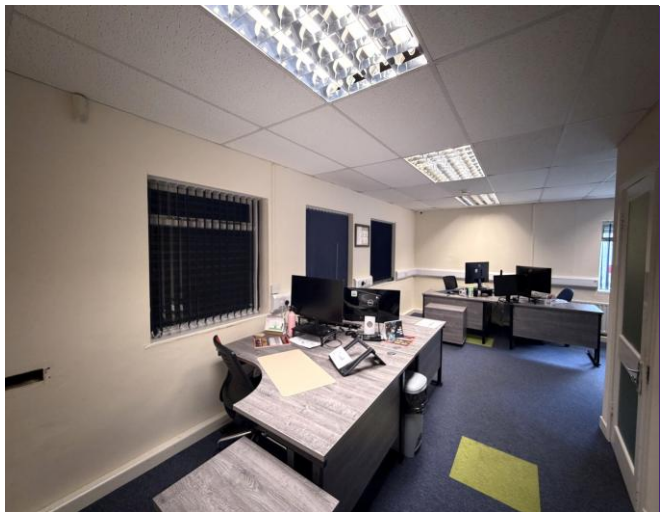
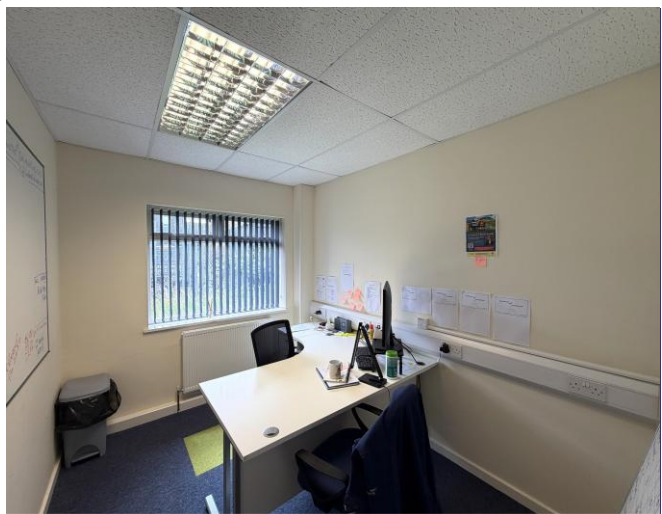
Strictly by appointment through this office.



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### **Rateable Value**

The 2026 Rating List entry is Rateable Value £19,500

(We believe the rates are under the address 9 Wesley Drive)

### **Information Notice**

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

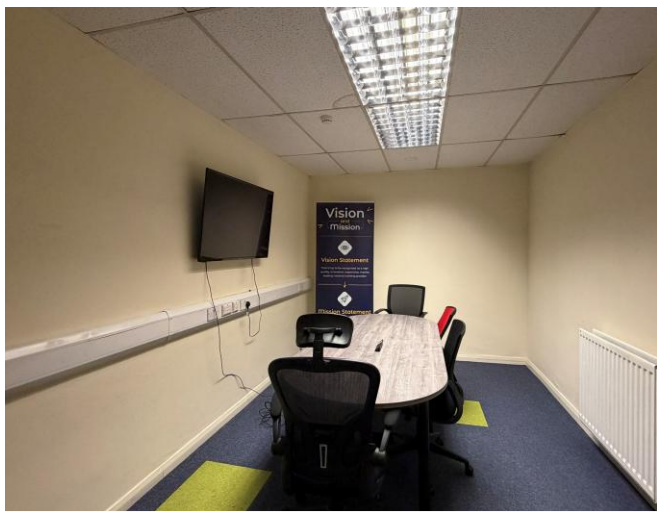
**Ref I482 (Version 1)**

**Prepared 11<sup>th</sup> June 2026**

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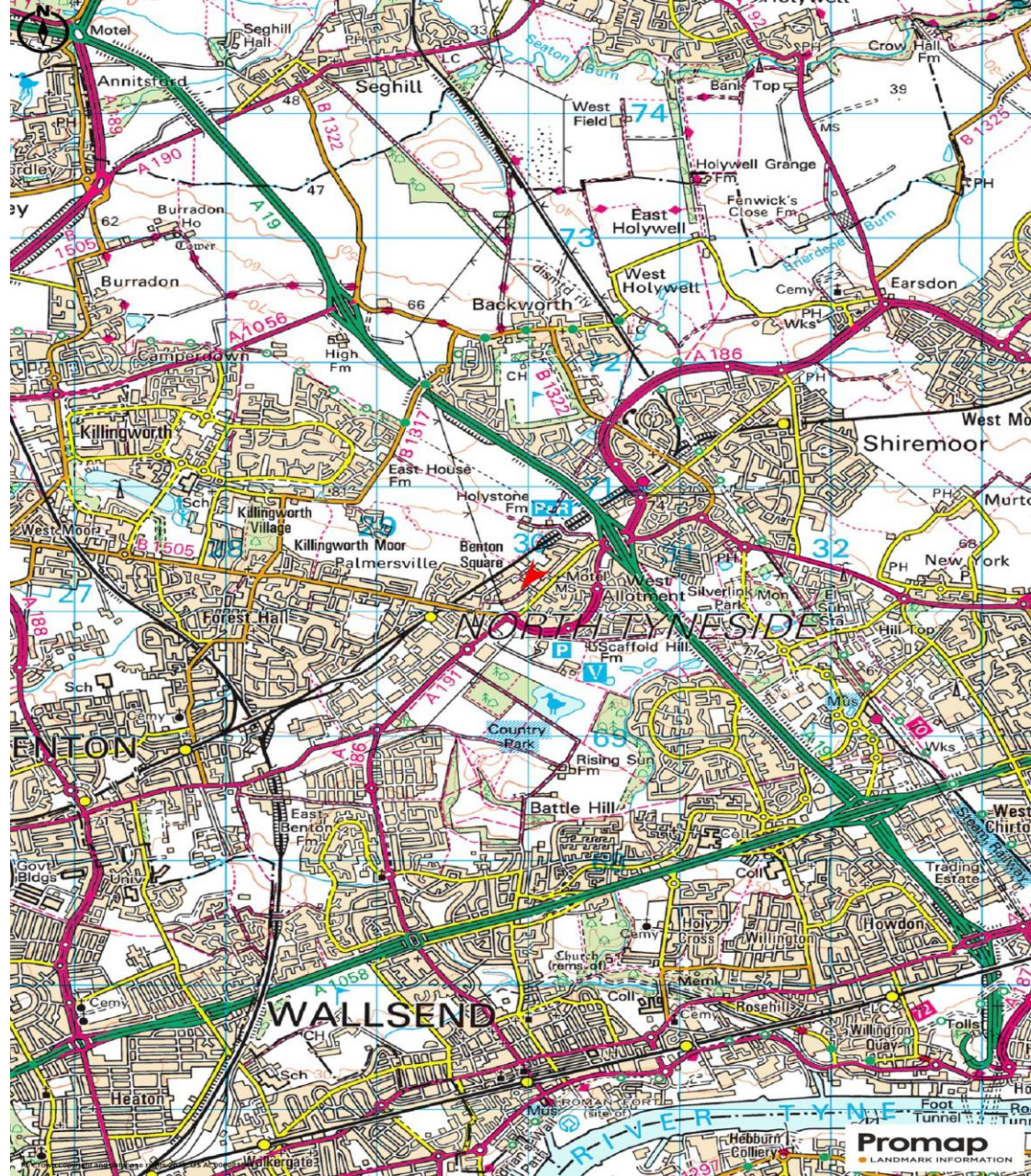
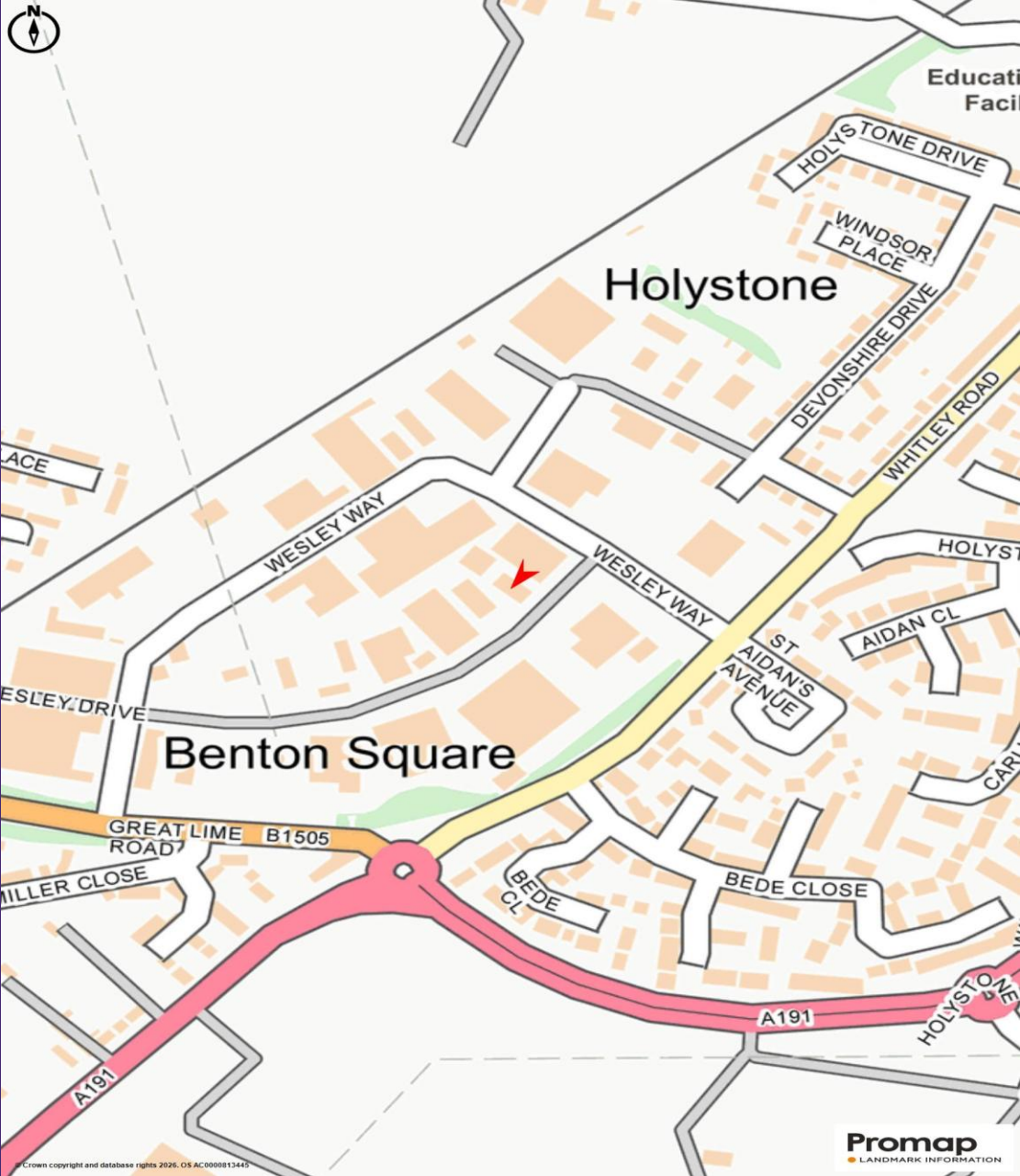
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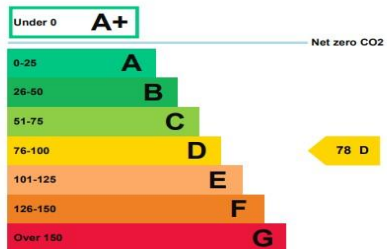
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This property's energy rating is D.



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