

to let



The industrial property specialists

**UNIT 1B
BLAYDON PARK
CHAINBRIDGE ROAD
BLAYDON
TYNE & WEAR
NE21 5ST**



- MID TERRACE, WAREHOUSE / FACTORY UNIT WITH YARD AREA
- GIA: 697.50M² (7,508 SQ FT)
- EXCELLENT COMMUNICATION LINKS TO A1 (M)
- RENT: £37,540 PA. EXC

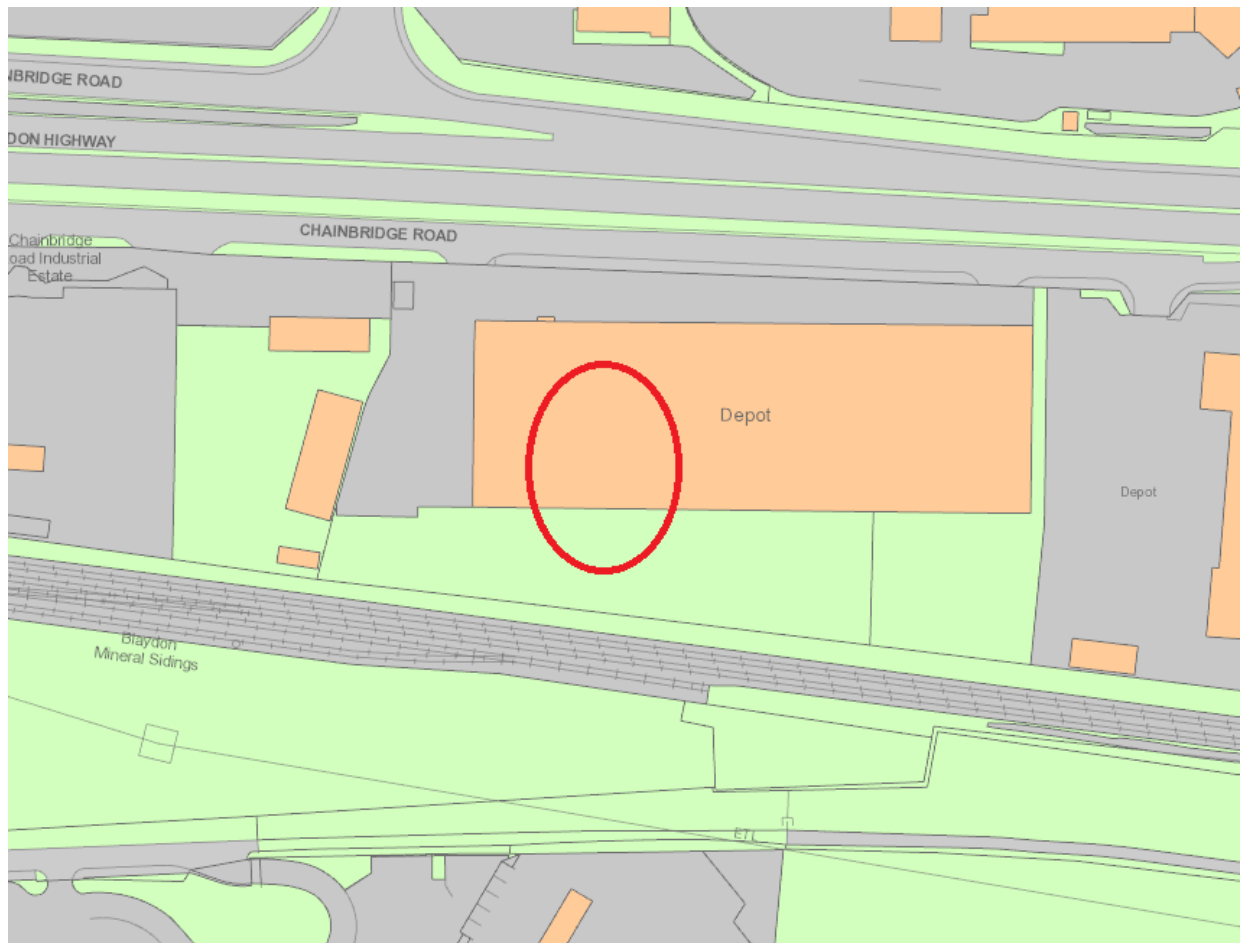
www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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property
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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF







Blaydon Park, Chainbridge
Road, Blaydon NE21 5ST



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FIND
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:7,000

Date 18/03/11



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LOCATION

Blaydon Park is located on the South side of Chainbridge Road, which is one of the main arterial routes serving the existing Industrial Estates within the Blaydon area, providing a link to the A1 Western Bypass and A69.

Blaydon Park is an established location and provides excellent access to the Gateshead Metro Centre, Team Valley and Newcastle City Centre.

The exact location is shown on the attached location plan.

DESCRIPTION

Blaydon Park comprises a number of steel portal framed units offering a selection of occupiers.

The subject premises comprise of a refurbished self-contained factory / workshop with offices and WC facilities. Internally the units benefits from a concrete floor throughout, with an effective eaves height of circa 5.5m and 2x3 tonne overhead travelling cranes.

Vehicular access is by way of a single security roller shutter door to the shared service yard.

Externally there is yard / car parking outside the unit and opposite (with the exclusion of the service road.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area:

Workshop/Warehouse
(Inc office and WC)

Unit 1B

697.50m²

Total GIA: 697.50M²
(7,508 SQ FT)

SERVICES

The property benefits from all mains services, including electric, water and drainage.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational).

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at:

RV £29,000
(As from 1.4.23)

(It is recommended that all interested parties contact the Local Authority to confirm these figures).

TENURE

The site and premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rent in the region of £37,540 p.a. exc.

Incentives may be available subject covenant and lease term.

RENT BOND

A rent bond of 3 months will be required to be held by the landlord for the duration of the lease.

SERVICE CHARGE

A nominal service charge is payable for the upkeep and maintenance of the communal areas. Full details upon request.

ENERGY CERTIFICATE

D – 87.

PERFORMANCE

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

December 25





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www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

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