

to let



The industrial property specialists



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

- **WORKSHOP / FACTORY WITH TWO STOREY INTEGRAL OFFICE ACCOMMODATION**
- **EXCELLENT COMMUNICATION LINKS TO A1**
- **FLEXIBLE TERMS LEASE TERMS AND INCENTIVES AVAILABLE**
- **AVAILABLE FROM 7, 500 SQ FT – 15,000 SQ FT**

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 frame units offering a selection of occupiers.

The subject premises comprise of a self-contained factory / workshop with offices, canteen and WC facilities. Internally the unit 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 two roller

shutter security doors to the shared side service yard.

ACCOMMODATION

The accommodation provides the following approximate Gross Internal Areas:-

Unit 1 **1,395 m² (15,021 sq ft)**

The accommodation can be subdivided from 7,500 sq ft

SERVICES

We understand all mains services are connected to the units with the exception of gas.

(Further enquiries regarding services should be directed at the main utility operators).

RATEABLE VALUE

From verbal discussions with the local Rating Authority, it is understood that the premises are assessed at a RV of £44,000.

TENURE

Our client is seeking new Full Repairing and Insuring lease subject to a period of years to be negotiated.

ENERGY PERFORMANCE CERTIFICATE

Details upon request.

RENT

Our client is seeking a rent in the region of £2.50 per sq ft.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

VAT

All figures quoted in these terms are exclusive of VAT where chargeable.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

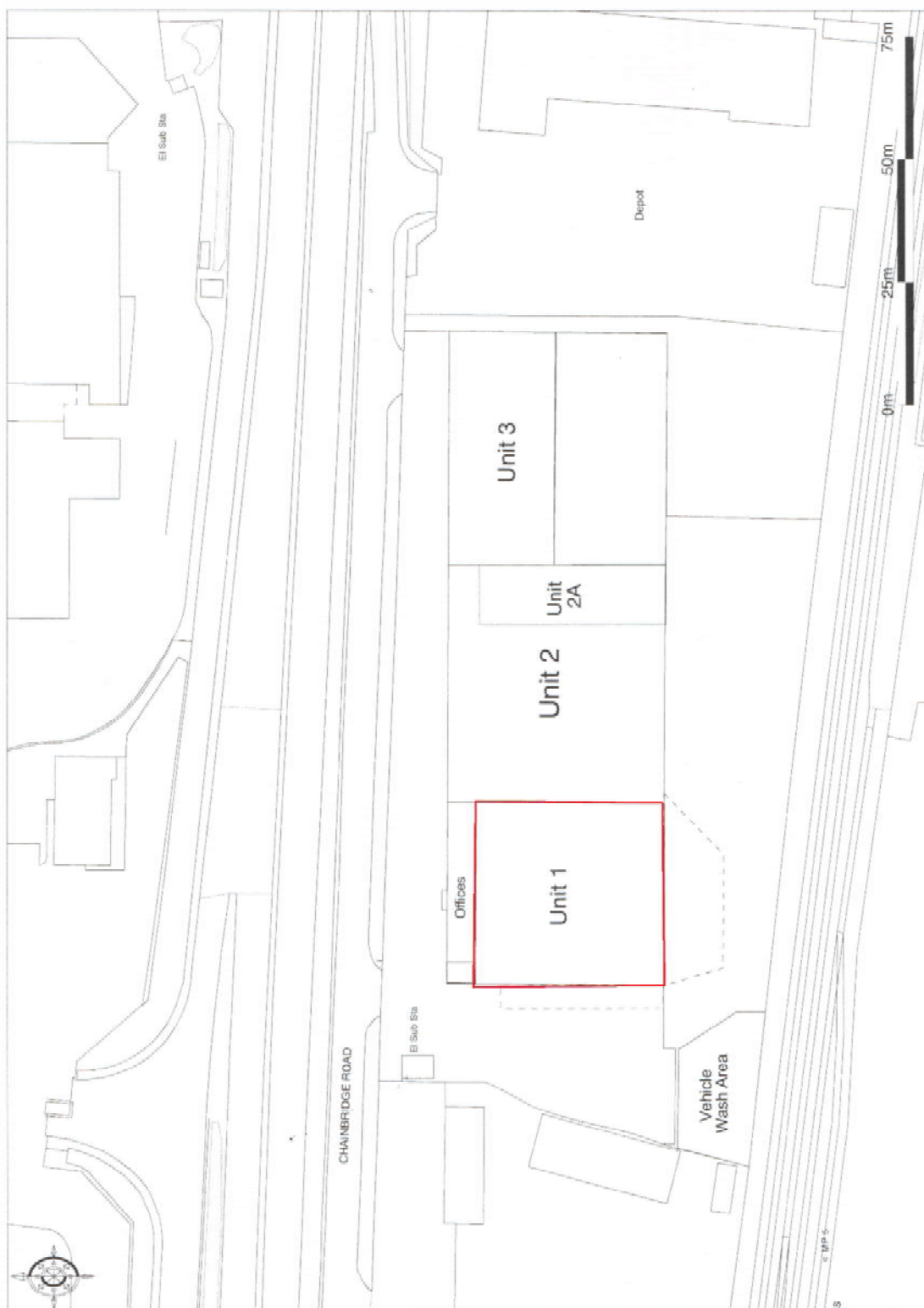
November 2015

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Unit 1 Blayden Park Plan

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