

to let



The industrial property specialists

Arch

The Northumberland
Development Company

GRASMERE WAY WORKSHOPS BLYTH RIVERSIDE PARK BLYTH NORTHUMBERLAND NE24 4RR



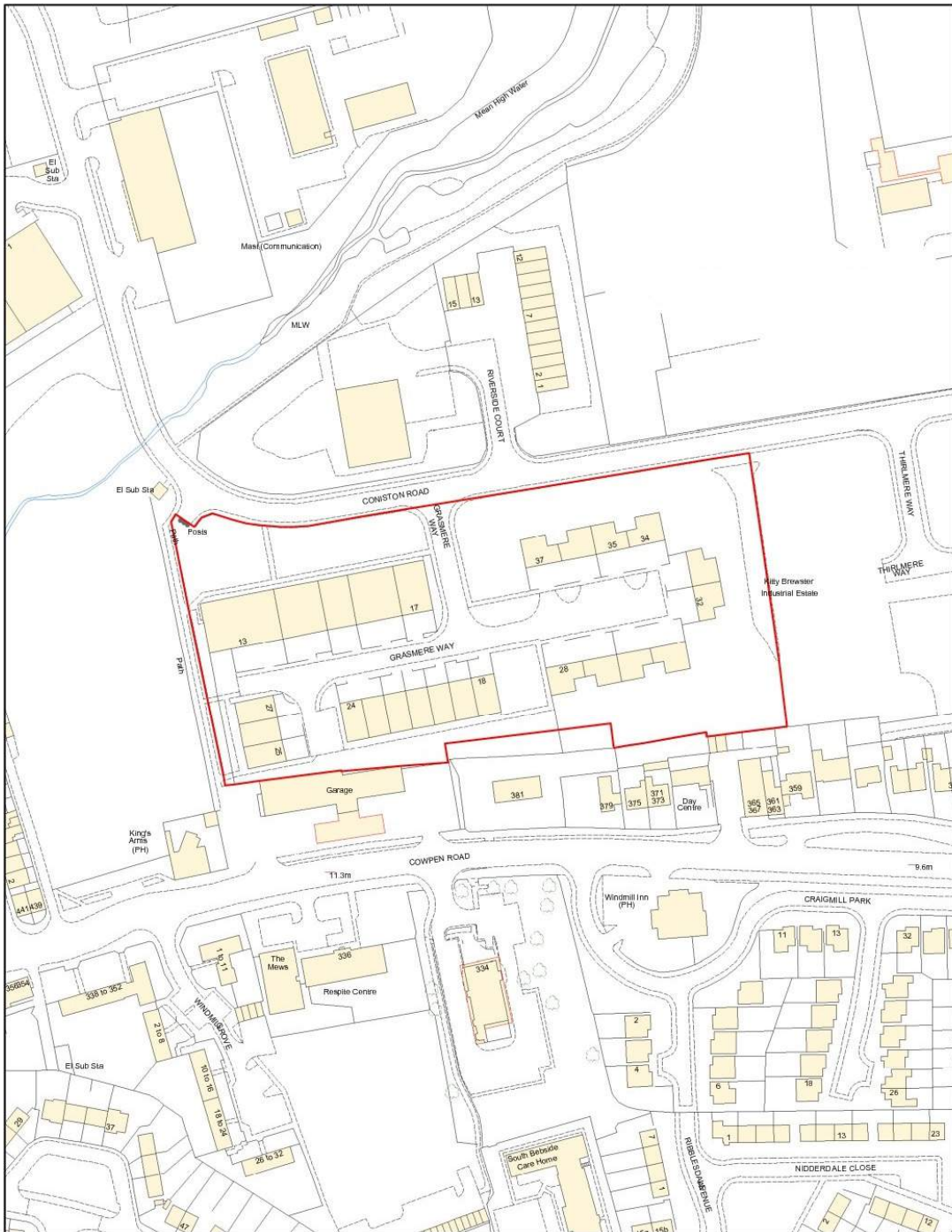
- SELF CONTAINED REFURBISHED WORKSHOP / WAREHOUSE UNITS
- ESTABLISHED LOCATION
- SIZES FROM 1221 SQ FT TO 5,945 SQ FT
- COMPETITIVE RENTS

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



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





UPRN 2596 Riverside (Kitty Brewster) Factory Units 13-37, Blyth



DATE: 11/1/2010

SCALE 1:2,000

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LOCATION

The subject premises are located off Grasmere Way, Blyth Riverside Business Park, which is approximately 2 miles west of Blyth town centre.

This location has excellent communication links with the A189 (Spine Road), a short distance away which in turn leads to the A19 offering movement both North and South.

The surrounding area is principally commercial with both residential and retail close by.

Exact location is shown on the attached plan.

DESCRIPTION

The Estate comprises of secure self-contained selection of terrace workshop / warehouse accommodation with dedicated yard and car parking to the front of each unit.

Units are constructed of portal steel frame design with profile insulated cladding to all elevations and roof above incorporating roof lights. Internally the accommodation provides office accommodation and WC's. Vehicular access to the units is via steel security roller shutters. Basic lighting and heating is provided in some units.

The Estate also offers communal car parking with soft landscaping with grassed areas.

The landlords are in the process of undertaking extensive refurbishment program, due for completion in early 2014.

ACCOMMODATION

The following units are currently available (GIA) :

UNIT	SIZE
14	3,508 sq ft (235.9 m ²)
15	2,315 sq ft (215.1m ²)
16	3,507 sq ft (325.9m ²)
22	1,327 sq ft (123.3m ²)
28	1,221sq ft (113.4 m ²)
30	1,221sq ft (113.4 m ²)

SERVICES

It is understood the site and premises benefit from all mains services.

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

BUSINESS RATES

It is understood from the Local Rating Authority that the premises have the following assessments:

UNIT	RV
14	TBC
15	£8,600
16	£12,250
22	£5,600
28	£5,200
30	£5,200

(All interested parties should contact the Local Authority to confirm these figures.)

TENURE

The accommodation is available on new FRI leases for a term of years to be agreed.

SERVICE CHARGE

A service charge will be payable for the maintenance of common areas

RENT

Our client is seeking rents in the region of £4.00 per sq ft.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

GRANT ASSISTANCE

For further information contact Graham Adams (Arch) – 01670 528490

Arch, The Northumberland Development Company is well-established and highly regarded landlord. As an Arch business tenant you can relax safe in the knowledge that we are a locally based Landlord with a personal touch and a dedicated team on hand if you need us.

They have commercial offices and business space to let from small start-up managed workspace to larger industrial units and offices. They will work with you to help you find the right space in the right location for your business.

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 2014



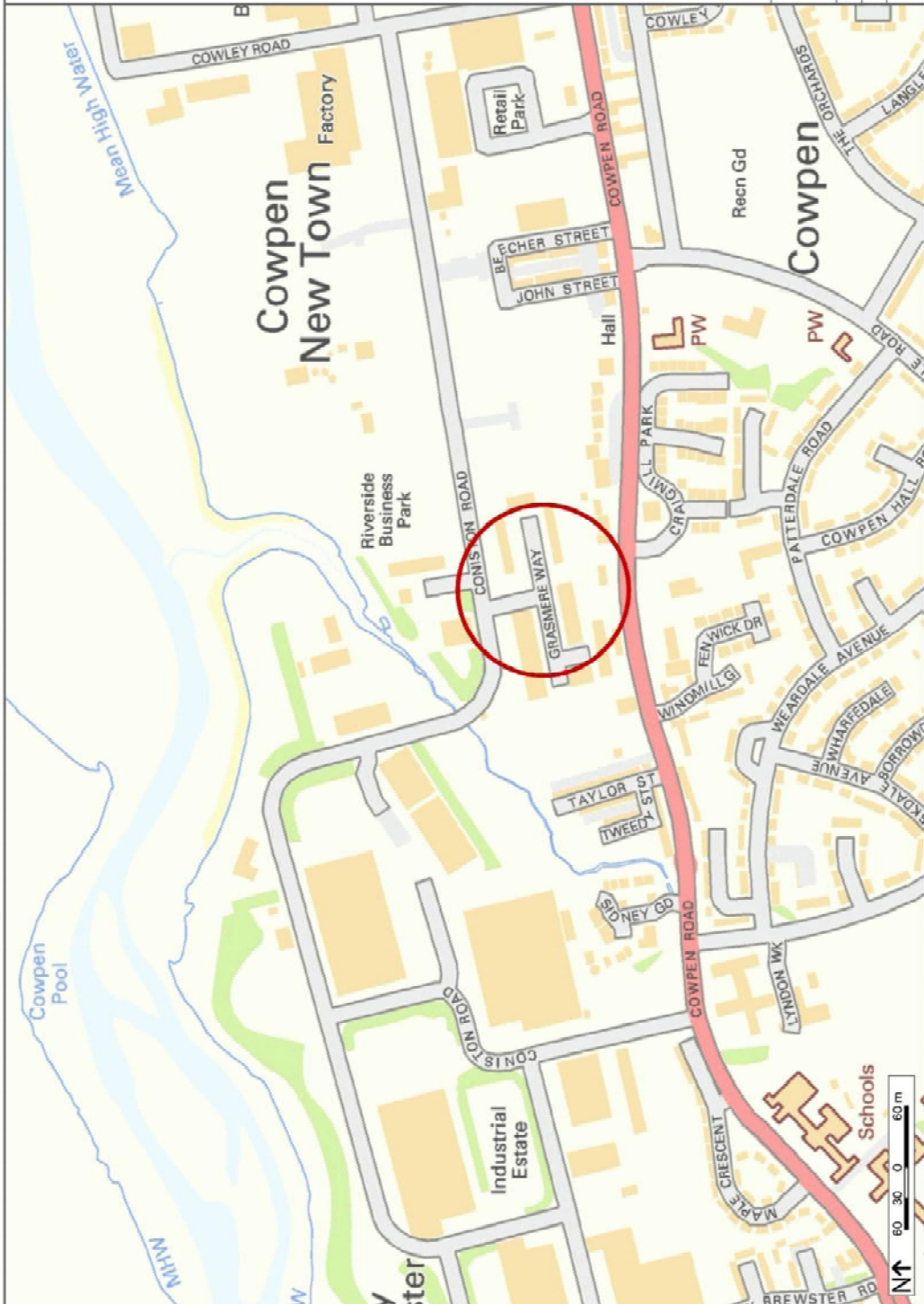
Grasmere Way,
Blyth Riverside
Park, Blyth,
NE24 4RR



FIND
PROFESSIONAL SURVEYING INTELLIGENCE

Scale 1:6,000
Date 22/06/13

Ordnance Survey



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