

to let



The industrial property specialists

UNIT 1 SHIBDON BUSINESS PARK COWEN ROAD BLAYDON-ON-TYNE NE21 5TX



- END TERRACE TRADE COUNTER / WAREHOUSE UNIT WITH PARKING
- TOTAL GIA: 233.30 M² (2,511 SQ FT)
- ESTABLISHED LOCATION CLOSE TO A1 (M)
- RENT - £22,500 PA EXC

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

LOCATION

The subject property is located on Shibdon Business Park, Cowen Road, Blaydon on Tyne.

Shibdon Business Park offers a small contained Estate of 8 warehouse / workshop units.

Blaydon is located approximately four miles to the west of Newcastle upon Tyne and five miles from Gateshead. The town benefits from good road access to the A1 Western Bypass, both north and south and to Scotswood Road into Newcastle City Centre.

The surrounding area offers a mixture of residential, commercial, retail and leisure use.

Exact location shown on the attached plan.

DESCRIPTION

The property provides a self-contained end terrace trade counter / warehouse unit with communal car parking to the front.

The subject property is of steel portal frame construction with part brick and blockwork infill walls with profile insulated cladding to part elevations roof over.

Internally the property offers concrete floors, LED lighting and an effective eaves height of 4.8m (Apex 5.7m). Vehicular access is via a single full height electric roller shutter (4.0m * 3.9m).

To the front of the building is a single storey office block offering reception, office and WC facilities

There is staff / customer parking to the front of the property.

The Estate is fenced and gated providing an additional level of security.

ACCOMMODATION

From onsite measurements the following areas have been calculated:

Warehouse	205.4m ²
Office (inc WC and office)	27.9m ²

**TOTAL GIA: 233.30 M²
(2,511 SQ FT)**

SERVICES

The property benefits from all mains services.

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

BUSINESS RATES

We understand from the Local Rating Authority that the premises have been assessed at:

RV £15,500 (April 2026)

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

TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

SERVICE CHARGE

A nominal service charge is payable for the up keep and maintenance of common areas.

RENT

Our client is seeking a rental in the region of £22,500 pa.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

C-66

An EPC can be provided 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

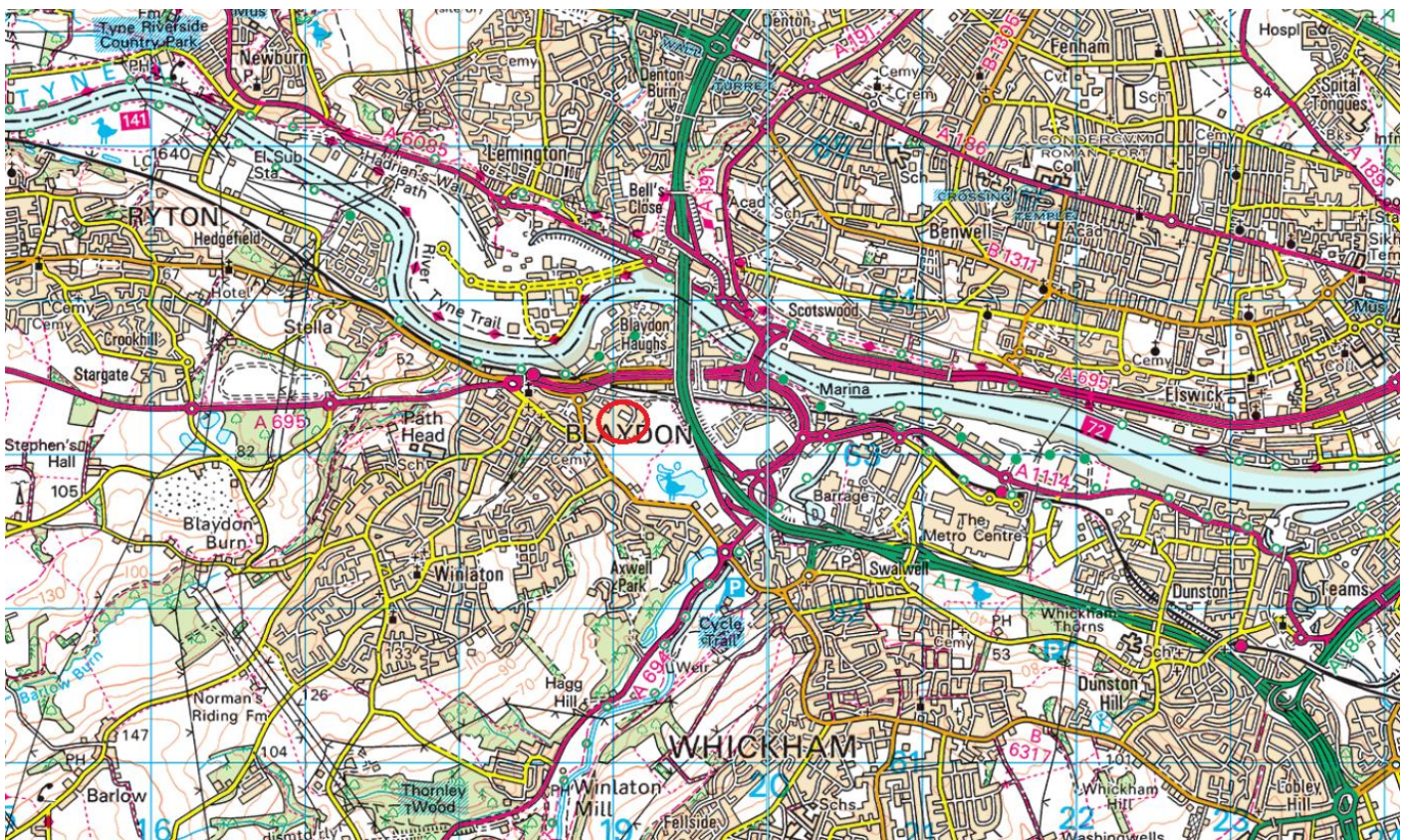
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May 26





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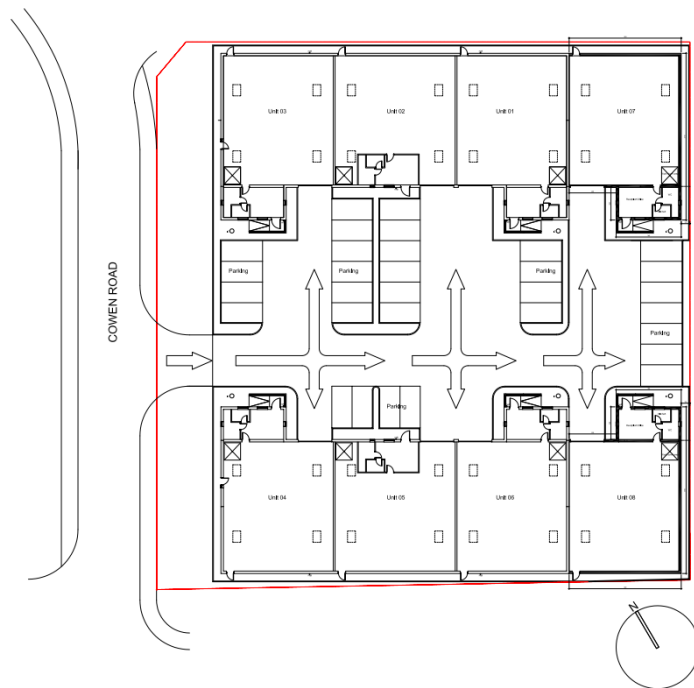
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