

# to let



*The industrial property specialists*

## Arch

The Northumberland  
Development Company

**UNITS 36, 40 & 42  
RICHARD STANNARD HOUSE  
BRIDGE STREET  
BLYTH  
NORTHUMBERLAND  
NE24 2AG**



- SELF CONTAINED OPEN PLAN MODERN OFFICE SPACE
- SUITE SIZES FROM 1,700 SQ FT – 5,574 SQ FT
- TOWN CENTRE LOCATION
- CONSTRUCTED IN 2000
- PLENTY OF CAR PARKING
- FLEXIBLE TERMS

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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



## LOCATION

The subject property is located on Bridge Street, Blyth.

Blyth is located approximately 16 miles to the north east of Newcastle upon Tyne, 16 miles south of Morpeth and 9 miles to the south of Ashington.

The town is accessible via the A189 trunk road.

Richard Stannard House is located in the centre of Blyth and is accessed from Bridge Street.

The property is within close proximity to local amenities and car parking facilities directly behind.

The exact location is shown on the attached plan.

## DESCRIPTION

The property offers modern open plan office accommodation over ground and first floor levels.

The suites benefit from a modern specification that includes suspended ceiling, recessed lighting, gas fired central heating and perimeter trunking along with male and female WC and kitchen facilities on each floor.

## ACCOMMODATION

From onsite measurements the following areas have been calculated (NIA):

No.36 (Ground Floor)	157.93 m <sup>2</sup> (1,700 sq ft)
No.42 (Ground Floor)	179.95 m <sup>2</sup> (1,937 sq ft)
No.40 (First Floor)	179.96 m <sup>2</sup> (1,937 sq ft)

**TOTAL** **517.83m<sup>2</sup>**  
**(5,574 sq ft)**

## SERVICES

It is understood that all mains services are connected to the unit.

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

## BUSINESS RATES

From verbal discussions with the Local Rating Authority it is understood that the premises are assessed at RV:

No. 36	£12,500
No. 40	£14,000
No. 42	£14,500

(All interested parties 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 – full details upon request

## RENT

Our client is seeking a rent of from £8 per sq ft equating to the following rents:

No.36	£13,600 p.a
No.40	£15,496 p.a
No.42	£15,496 p.a

Incentives may be available subject covenant and lease term.

The landlord stipulates the payment of 1 months' rent deposit in advance.

## ENERGY

### 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 they are a locally based landlord with a personal touch and a dedicated team on hand if you need them.

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 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:

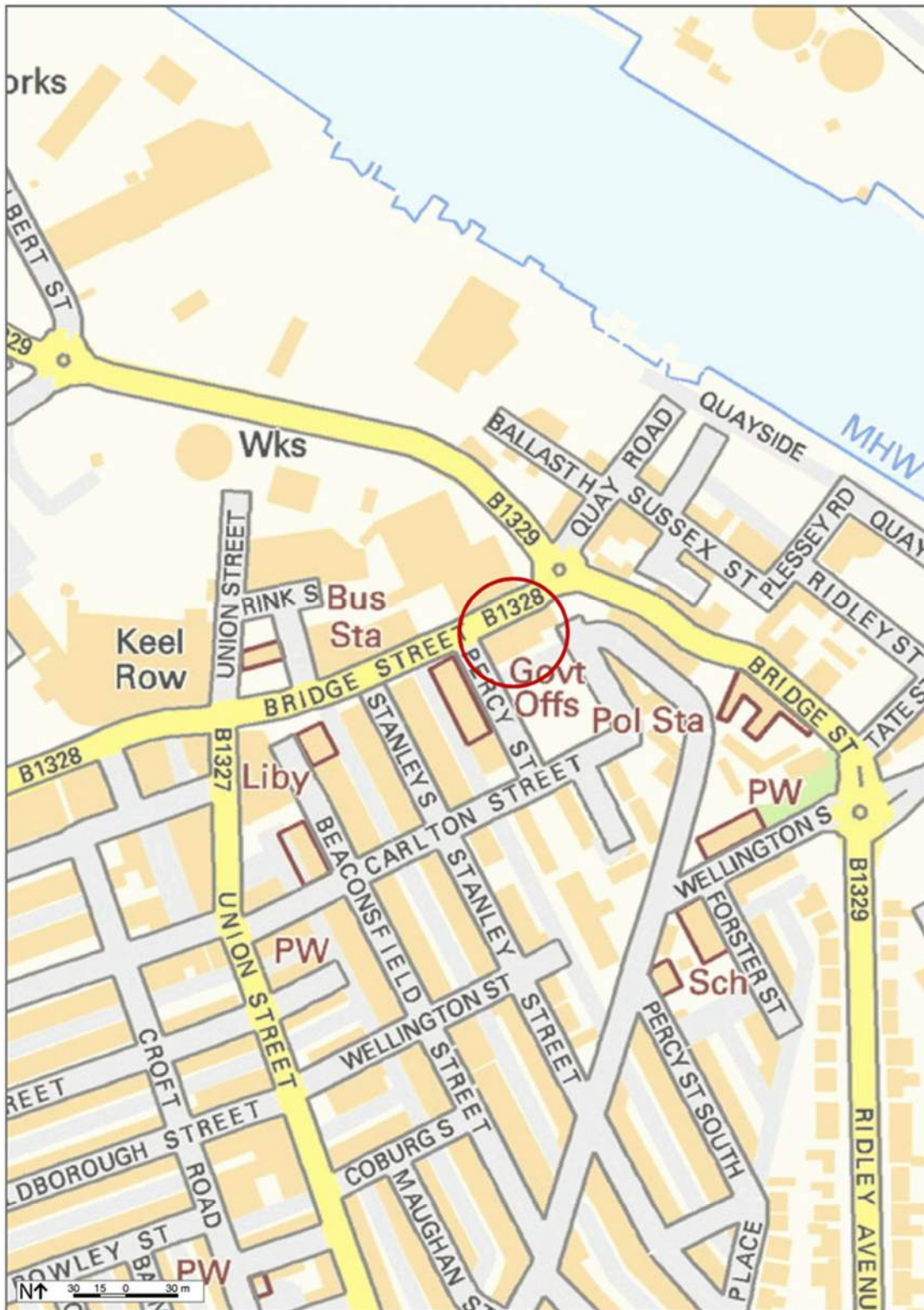
**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**August 2013**



Richard Stannard House, Bridge Street, Blyth, NE24 4AG



**FIND**  
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:3,000  
Date 22/06/13

Ordnance Survey

© Crown Copyright 2012. All rights reserved. Licence Number 100047514

F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1991: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.