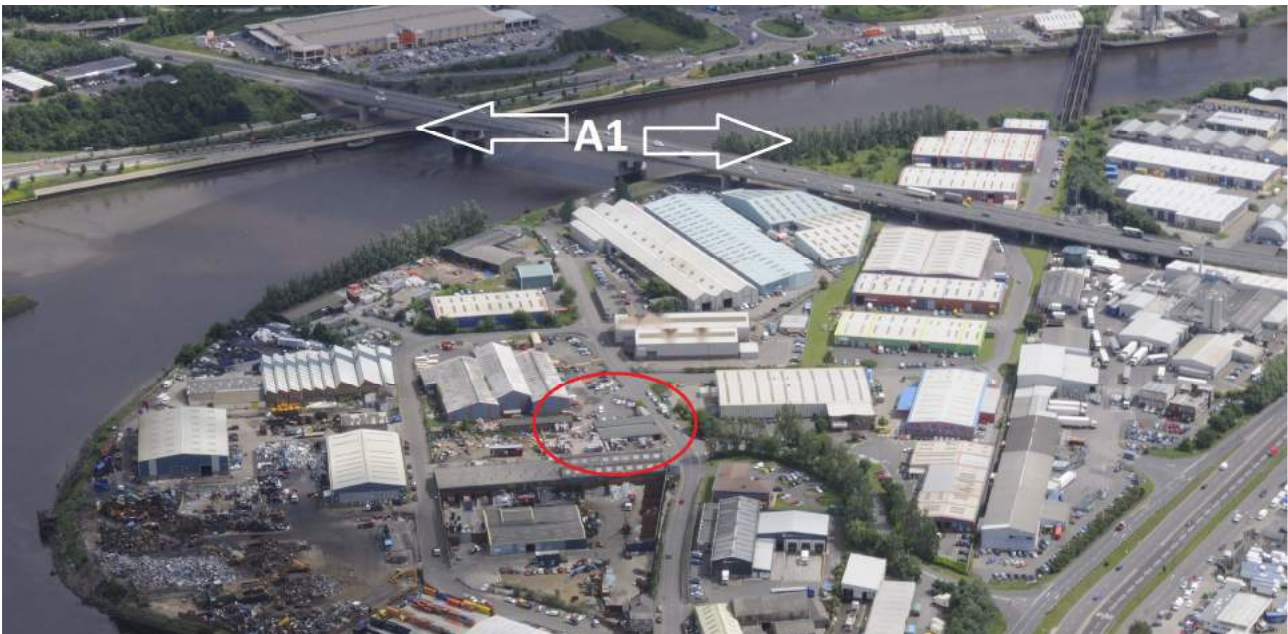


to let



The industrial property specialists

FORMER BRICK SERVICES CARLINGTON COURT PATTERSON STREET BLAYDON-ON-TYNE TYNE AND WEAR NE21 5SD



- SELF-CONTAINED OFFICE/WAREHOUSE WITH ADDITIONAL WORKSHOP SET WITHIN A SECURE COMPOUND
- GIA : 517.51M² (5,571 SQ FT)
- SITE AREA : 0.25 HA (0.62 ACRES) OR THEREABOUTS
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT £30,000 PA

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

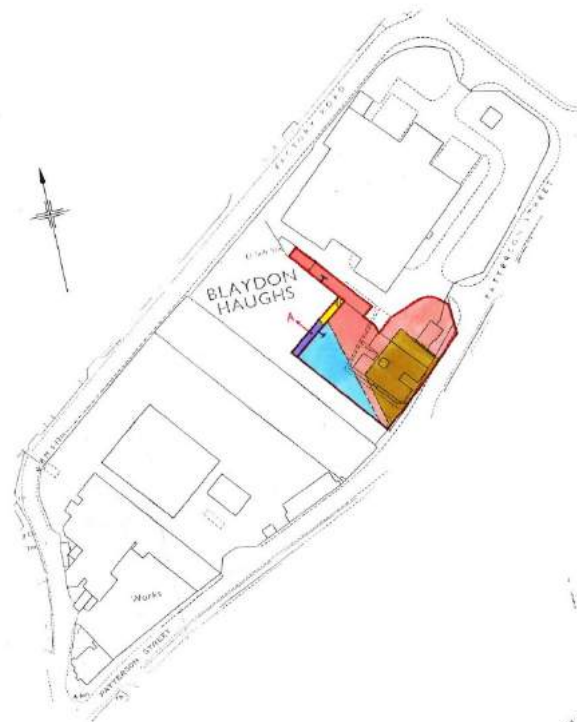


Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





H.M. LAND REGISTRY		TITLE NUMBER TY291601
ORDNANCE SURVEY PLAN REFERENCE	NZ 1963 K	Scale 1:1250
COUNTY TYNE AND WEAR	DISTRICT GATESHEAD	© Crown Copyright



LOCATION

The subject property is located on Patterson Street / Carlington Court, within the established Trans Britannia Enterprise Park, Blaydon, which is approximately 5 miles west of Newcastle upon Tyne.

This Estate benefits from a wide selection of tenants and unit sizes.

Being located to the front of the Estate, the premises are highly visible and offers excellent communication links both North and South via the A1, which lies a short distance away.

The exact location is shown on the attached plan.

DESCRIPTION

The subject property offers a selection of office and workshop accommodation with various areas of external hardstanding yard.

The main single storey building is off brick and timber construction with flat felted roof over. Internally it offers a selection of cellular offices with reception and WC facilities. To the rear is warehouse accommodation with dock loading access via a single security roller shutter.

To the rear of the site are some basic functional detached brick built workshop units.

There is car parking to the front of the offices with further open storage / yard to the rear and side.

The site is secured to the boundary with palisade fencing, with two points of gated entrance.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

Main building

Offices	212.12m ²
Workshop	149.99m ²

Separate workshop	155.4m ²
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**Total GIA: 517.51m²
(5,571 sq ft)**

**Total Site Area: 0.25 Ha
(0.62 Acres) or Thereabouts**

(As outlined red on the attached Title Plan TY291601)

SERVICES

It is understood that 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 installed and operational.

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at RV £11,500.

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

TENURE

The property is available by way of a 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.

Exact figures can be provided upon request.

RENT

Our client is seeking a rental in the region of £30,000 p.a.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

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

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

April 2017



Map Information

Scale: 1:5658
 Date: 06/04/17
 Reference:
 Order No: 1822792

Carlington Court, Patterson Street, Blaydon-on-Tyne,
 Tyne & Wear, NE21 5SD



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