

to let

**UNIT 8A
ADDISON INDUSTRIAL ESTATE
HAUGH LANE
BLAYDON-ON-TYNE
TYNE AND WEAR
NE21 4TE**



- MODERN WAREHOUSE WITH TWO STOREY OFFICES SET WITHIN SECURE FENCED YARD
- TOTAL GIA : 456.19M² (4,910 SQ FT)
- TOTAL SITE AREA : 0.2HA (0.5 ACRES) OR THEREABOUTS
- ESTABLISHED LOCATION WITH GOOD COMMUNICATION LINKS
- RENT : £25,000 PA EXCLUSIVE
- AVAILABLE MAY 2016

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

LOCATION

The subject premises are located on Addison Industrial Estate, Blaydon on Tyne.

This location offers excellent communication links to the surrounding area, with the A1(M) being circa 2 miles away via B5137 and Chainbridge Road, giving vehicular access both north and south.

The area is principally commercial with a wide and varied selection of occupiers relating to warehousing, manufacture and logistics.

Blaydon town centre is circa 1.5 miles away offering all main services and facilities.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises of a modern self-contained warehouse with integral two storey offices set within a fenced compound/yard.

The unit is constructed of steel portal frame design with a combination of brick/block infill walls up to 2.1m with profile insulated cladding to all elevations and roof above incorporating roof lights.

Internally the warehouse benefits from an effective eaves height from 5.1m with an apex of 7.4m.

Vehicular access is via two full height automatic steel security roller shutters (3.8m by 5.4m

high) with internal lighting by high bay sodium units.

Located to the front of the warehouse area are integral two storey offices which are fitted to a basic standard offering open/cellular accommodation, stores and WC/welfare facilities.

Externally there is a large tarmacadam/concrete/hardcore surfaced yard, secured by palisade fencing.

ACCOMMODATION

From onsite measurements the unit have been calculated as follows (GIA):

Warehouse	363.14 m ²
Offices:	
(Ground floor)	44.95m ²
(First Floor)	48.10m ²

TOTAL	456.19 M²
	(4,910 SQ FT)

TOTAL SITE AREA (GROSS):
0.2HA (0.5 ACRES) OR
THEREABOUTS

SERVICES

It is understood the site and premises benefit from all mains services, including gas, electric, water and drainage.

The warehouse is serviced by 2 eaves mounted hot air gas fired (Radiant) blowers.

It is recommended that all interested parties contact the local service providers.

BUSINESS RATES

It is understood from the Local

Rating Authority that the premises are assessed at RV £15,250.

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

TENURE

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

SERVICE CHARGE

A small nominal service charge will be payable for the maintenance of common areas – full details upon request.

RENT

£25,000 p.a.

(Incentives may be available subject covenant and lease term.)

ENERGY PERFORMANCE CERTIFICATE

D-98

(Full details 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:

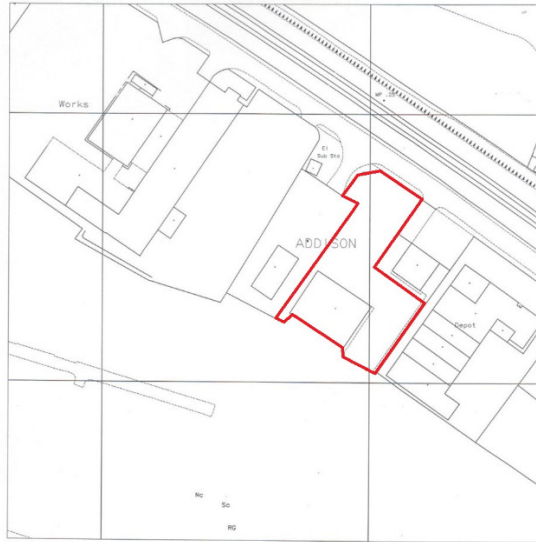
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Map Information

Scale: 1:7492
 Date: 31/03/16
 Reference:
 Order No: 1655675

Unit 8A Addison Industrial Estate, Blaydon-on-Tyne NE21 4TE



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