

to let



The industrial property specialists

UNIT 3 BLAYDON PARK CHAINBRIDGE ROAD BLAYDON-ON-TYNE TYNE AND WEAR NE21 5ST



- END TERRACE WORKSHOP / FACTORY WITH SECURE GATED YARD
- MAIN ROAD FRONTAGE / SUITABLE FOR OTHER USES (STPP)
- GIA: 1,152.48 M² (12,405 SQ FT)
- CRANEAGE (2 x 8 TONNE)
- RENT: £55,000 PA EXC.

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



LOCATION

Blaydon Park is located on the South side of Chainbridge Road, which is one of the main arterial routes, serving the existing Industrial Estates within the Blaydon area, providing a link to the A1 Western Bypass and A69.

Blaydon Park is an established location and provides excellent access to the Gateshead Metro Centre, Team Valley and Newcastle City Centre.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers an end terrace factory / workshop with integral offices and mezzanine set within a secure gated yard.

Constructed of steel portal frame design, with brick & block infill walls offering insulated profile cladding to all elevations and roof above, incorporating roof lights.

Internally the property offers an open plan workshop with ground floor offices including WC and welfare facilities. Above the office accommodation is a mezzanine floor with stores and canteen area.

Vehicular access is via a single automatic steel roller shutter (6m wide * 4.4m high). The property benefits from concrete floors and sodium lighting with an effective eaves height of 7.2m (Apex 9.2m).

Externally there is a secure tarmac fenced yard and car parking area with double gated access.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area (GIA):

Workshop / Factory (including ground floor offices / WC and kitchen)

1,042.54 m²

Mezzanine floor

109.94 m²

TOTAL GIA **1,152.48 M²**
(12,405 SQ FT)

SERVICES

It is understood that all mains services are provided to the building, with exclusion of gas.

The property offers 2 x 8 tonne overhead cranes which operate the full length of the property, with underside crane hook height of 5.2m.

(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 website that the premises are assessed at:

RV £33,500

(All interested parties should 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.

RENT

The landlord is seeking a market rent £55,000 pa. exc.

Incentives may be offered, subject to covenant and lease term.

ENERGY CERTIFICATE

D-94

PERFORMANCE

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

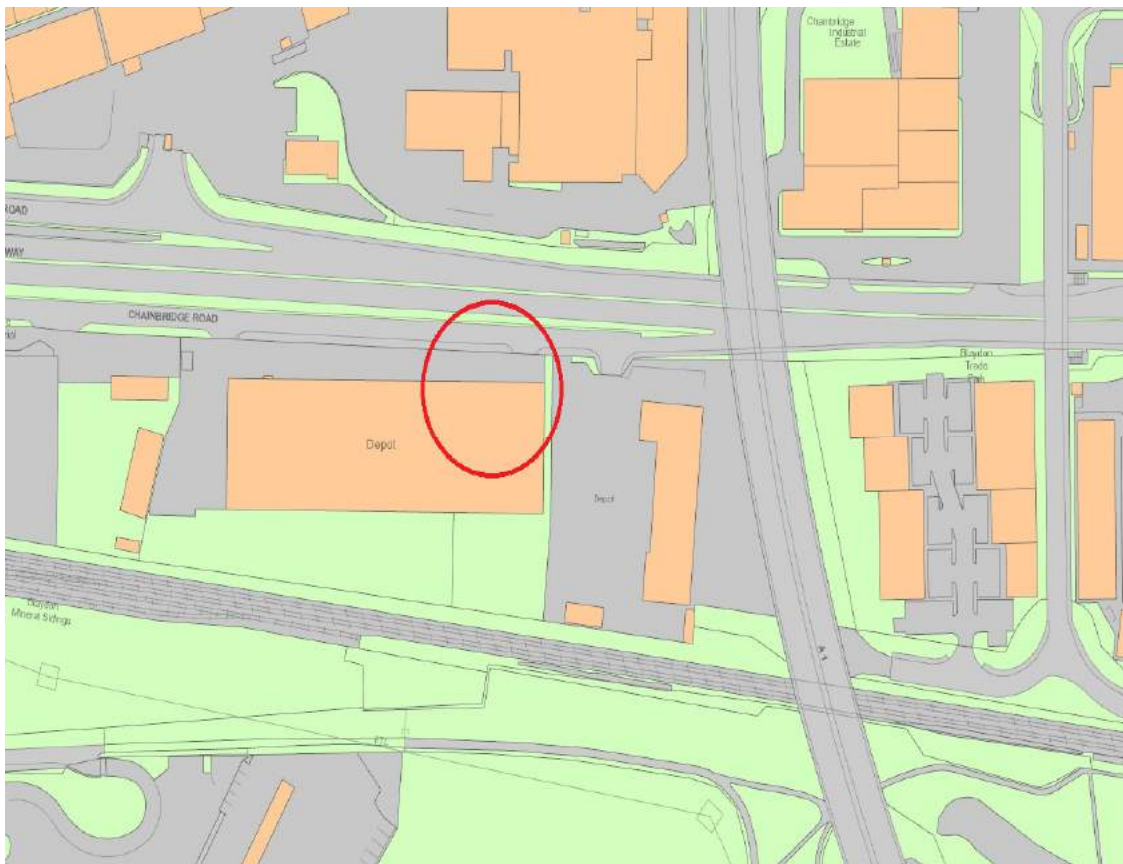
James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

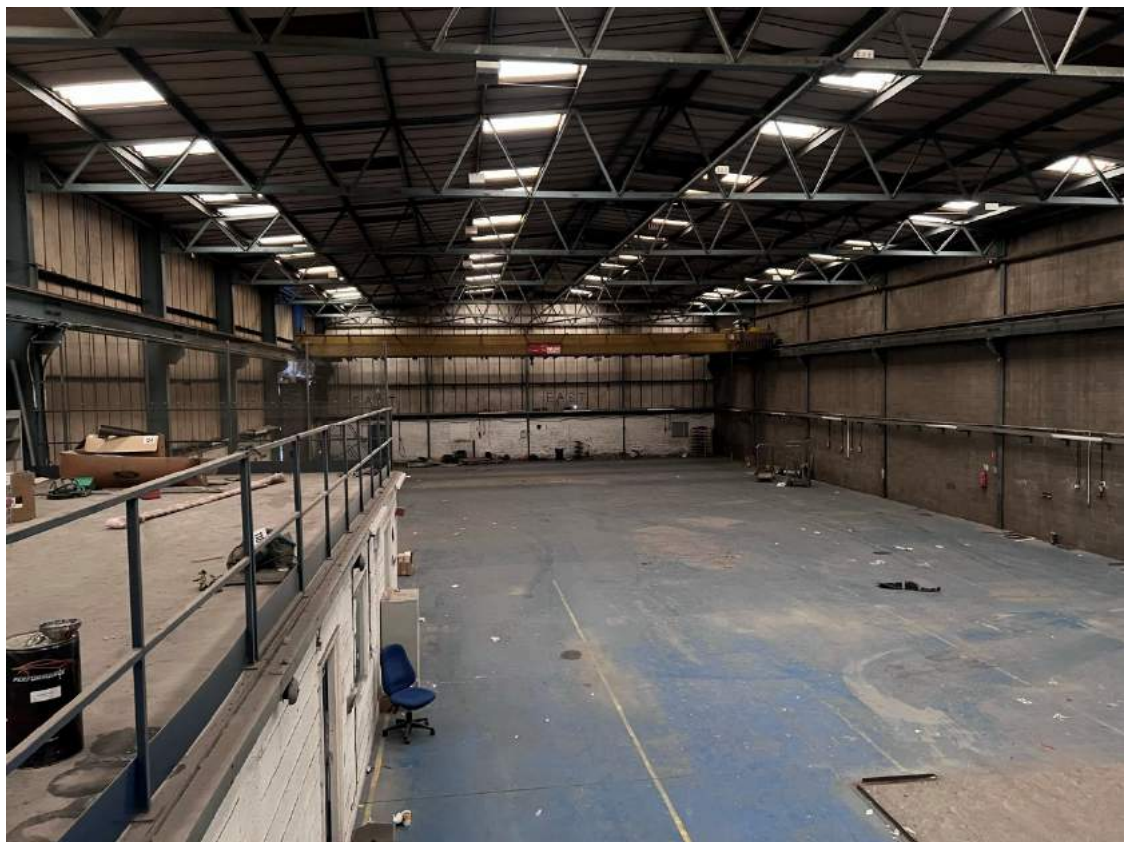
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