

to let



The industrial property specialists



UNIT 2A BLAYDON PARK, CHAINBRIDGE ROAD, BLAYDON, TYNE & WEAR, NE21 5ST

- VEHICLE MAINTENANCE WORKSHOP WITH INTEGRAL OFFICE ACCOMMODATION AND YARD
- EXCELLENT COMMUNICATION LINKS TO A1(M)
- FLEXIBLE LEASE TERMS AND INCENTIVES AVAILABLE
- RENT £19,750 P.A.

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 location plan.

DESCRIPTION

Blaydon Park comprises a number of steel portal frame units offering a selection of occupiers.

The subject premises comprise of a vehicle maintenance workshop facility offering overhead craneage (2 tonne) and a 28m vehicle inspection pit.

Vehicular access to the workshop is by way of two roller shutter doors (5m x 6m) from the rear service yard.

Internally there is basic partitioned office and WC facilities.

ACCOMMODATION

The accommodation provides the following approximate Gross Internal Areas:-

Unit 2A	525.16 m² (5,653 sq ft)
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SERVICES

We understand all mains services are connected to the units with the exception of gas.

(Further enquiries regarding services should be directed at the main utility operators).

RATEABLE VALUE

From verbal discussions with the local Rating Authority, it is understood that the premises are assessed at a RV of £17,250.

TENURE

Our client is seeking new Full Repairing and Insuring lease subject to a period of years to be negotiated.

RENT

Our client is seeking a rent in the region of £19,750 p.a.

Incentives are available to suitable tenants subject to term and financial status.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

VAT

All figures quoted in these terms are exclusive of VAT where chargeable.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

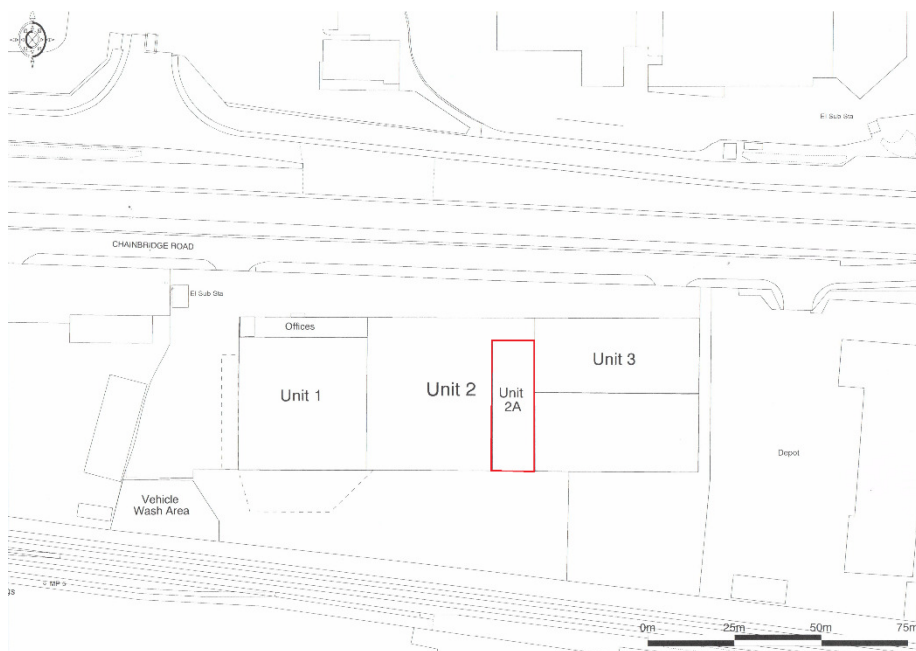
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