

to let



The industrial property specialists

FOUNTAIN LANE HOUSE FOUNTAIN LANE BLAYDON-ON-TYNE NE21 4JY



- SELF CONTAINED WORKSHOP / WAREHOUSE WITH OFFICES WITH PRIVATE PARKING
- TOTAL GIA: 93.33 M² (1,005 SQ FT)
- HIGH VISIBILITY FROM PASSING TRAFFIC OFF MAIN ROAD
- SUITABLE FOR VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- AVAILABLE 1 JULY 2026
- RENT: £13,000 PA EXC

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



LOCATION

The subject property is located on Fountain Lane, Blaydon on Tyne.

The property is well located just off the Bridge Road (B6317) offering excellent communication links with the surrounding area, being circa 4 miles from Newcastle city centre and within 0.5 miles from Blaydon Town centre.

The surrounding area is a mixture of commercial, leisure and residential.

The exact location is shown on the attached location plan.

DESCRIPTION

The property comprises of a self-contained single storey workshop with separate office / WC facilities and private parking to the front.

The accommodation is of brick work construction with painted rendered walls and timber truss pitched tiled roof.

Vehicular access is via a single automatic roller shutter door (4.5m * 2.4m) to the front. Pedestrian access is via a single door into an office and kitchen area. Internally the accommodation currently has a suspended ceiling with LED lighting offering an effective eaves height of 2.7m.

In addition, there is a separate single storey office block incorporating WC to the front of the site. Internally it is fitted out to basic standard providing security shuttered windows and LED lighting with a single sink.

Externally there is a small dedicated yard and car parking area to the front.

ACCOMMODATION

From onsite measurements we understand the property has the following GIA:

Warehouse / workshop	77.79 m ²
Offices / WC	15.54 m ²
TOTAL GIA	93.33 M² (1,005 SQ FT)

SERVICES

All main services are connected to the building including 3 phase electric, water and drainage with the exception of gas.

BUSINESS RATES

Following an enquiry on the Valuation Office website we have ascertained that the property has the following Rateable Value:

RV : £6,400 (April 26)

TENURE

Leasehold.

A new FRI lease for a term of years to be negotiated.

RENT

Our client is looking for rental offers in the region of £13,000 pa exc.

Incentives may be offered subject to covenant and term.

RENT BOND

A 3 month rent bond may be required subject to tenant covenant.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party will be responsible for their own legal / professional fees.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

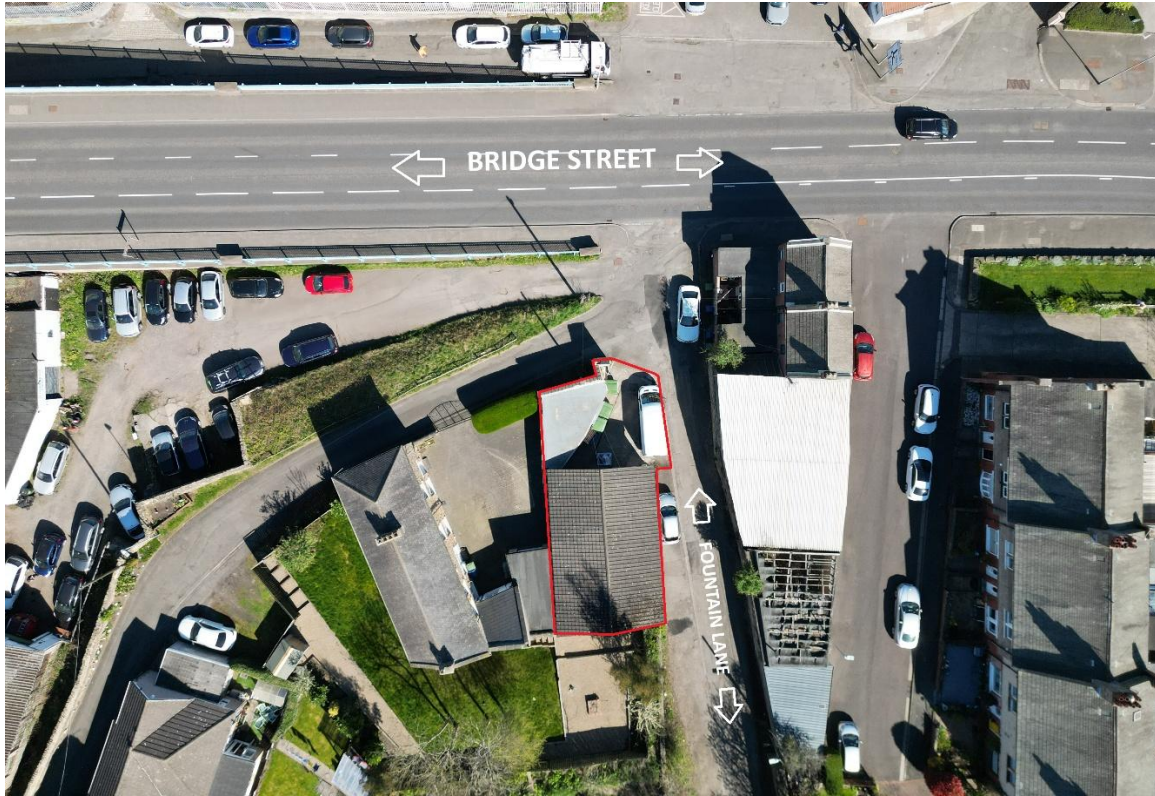
James E F Pain

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April 26



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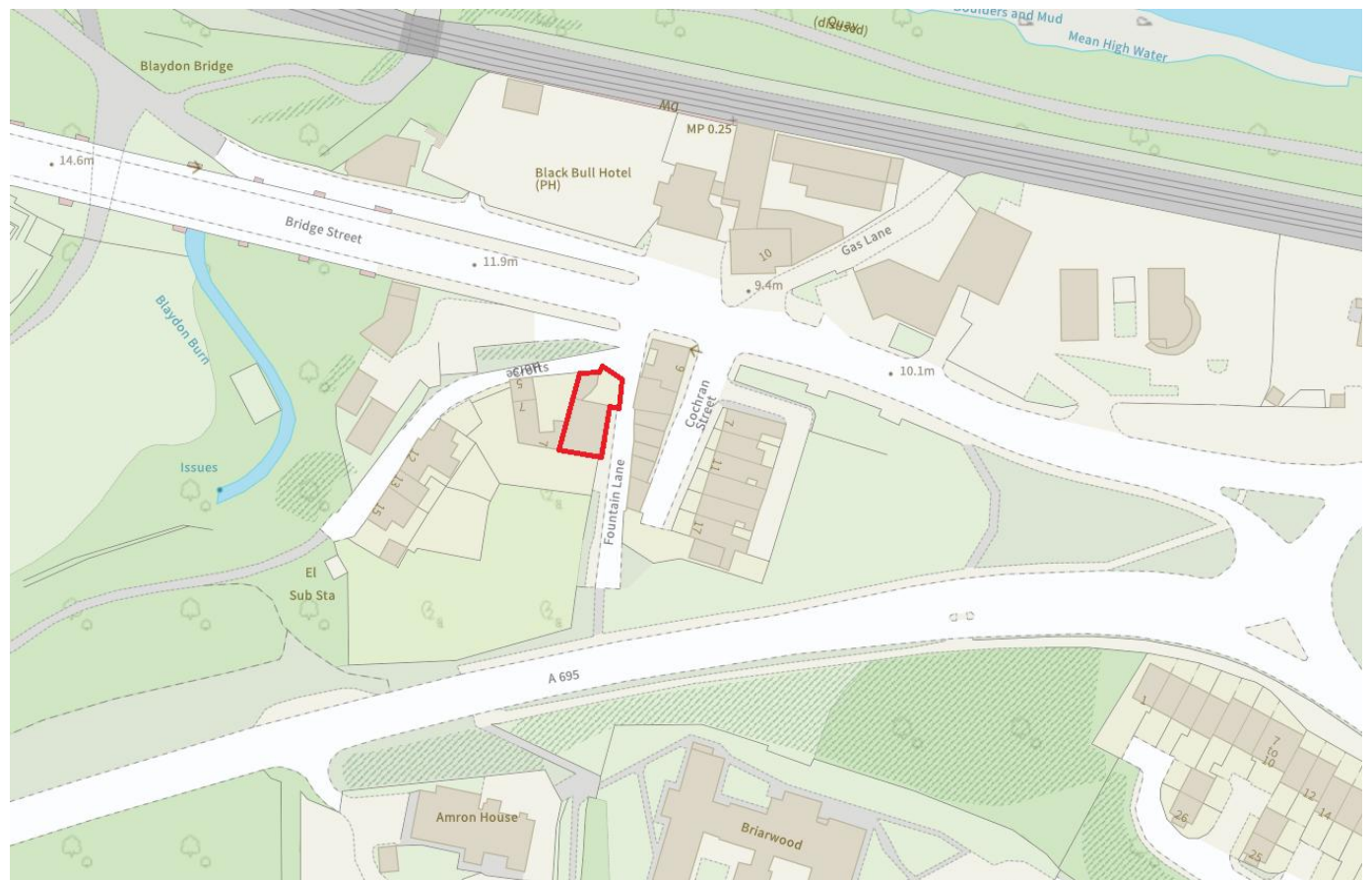
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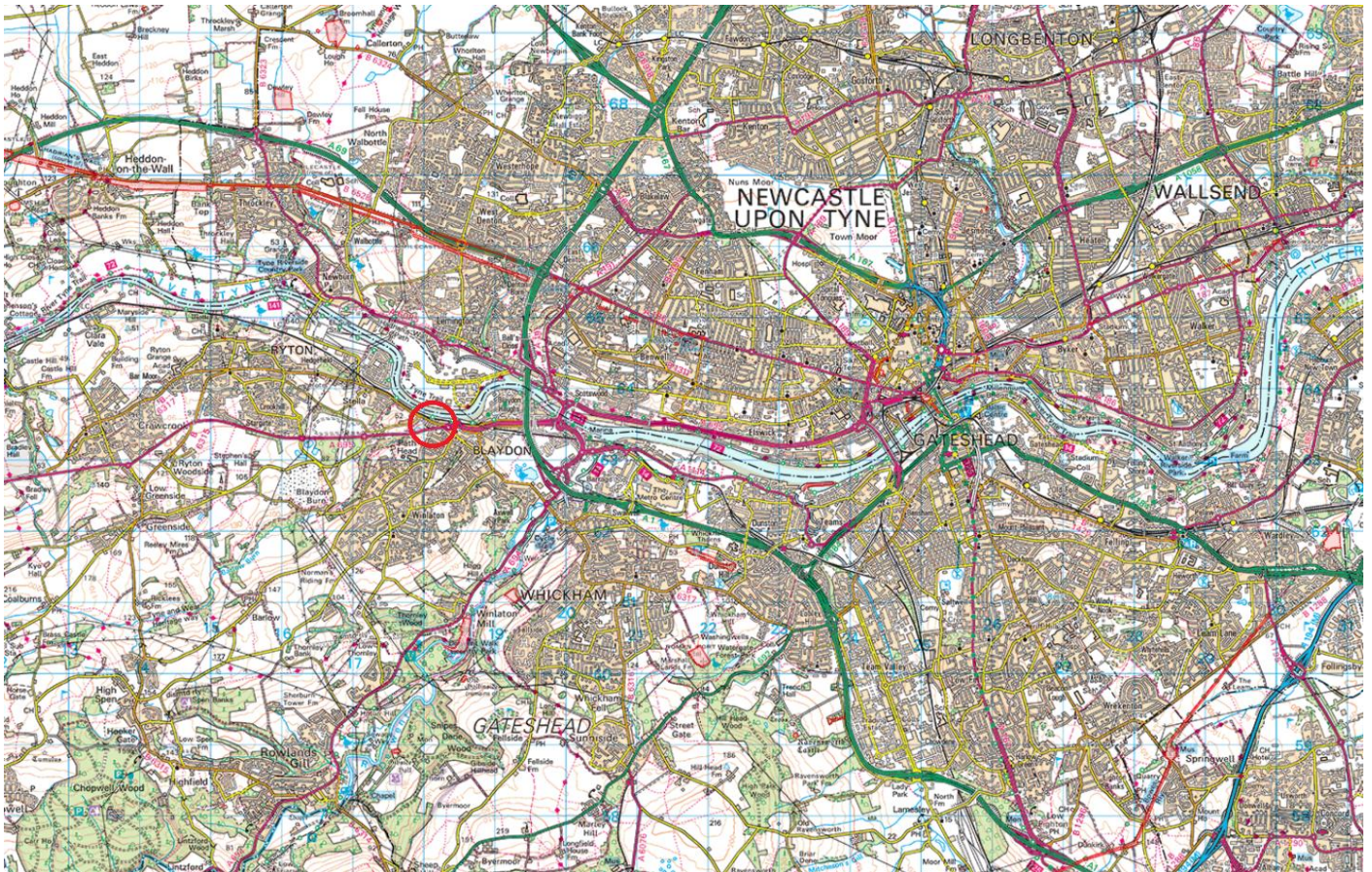
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