

# to let

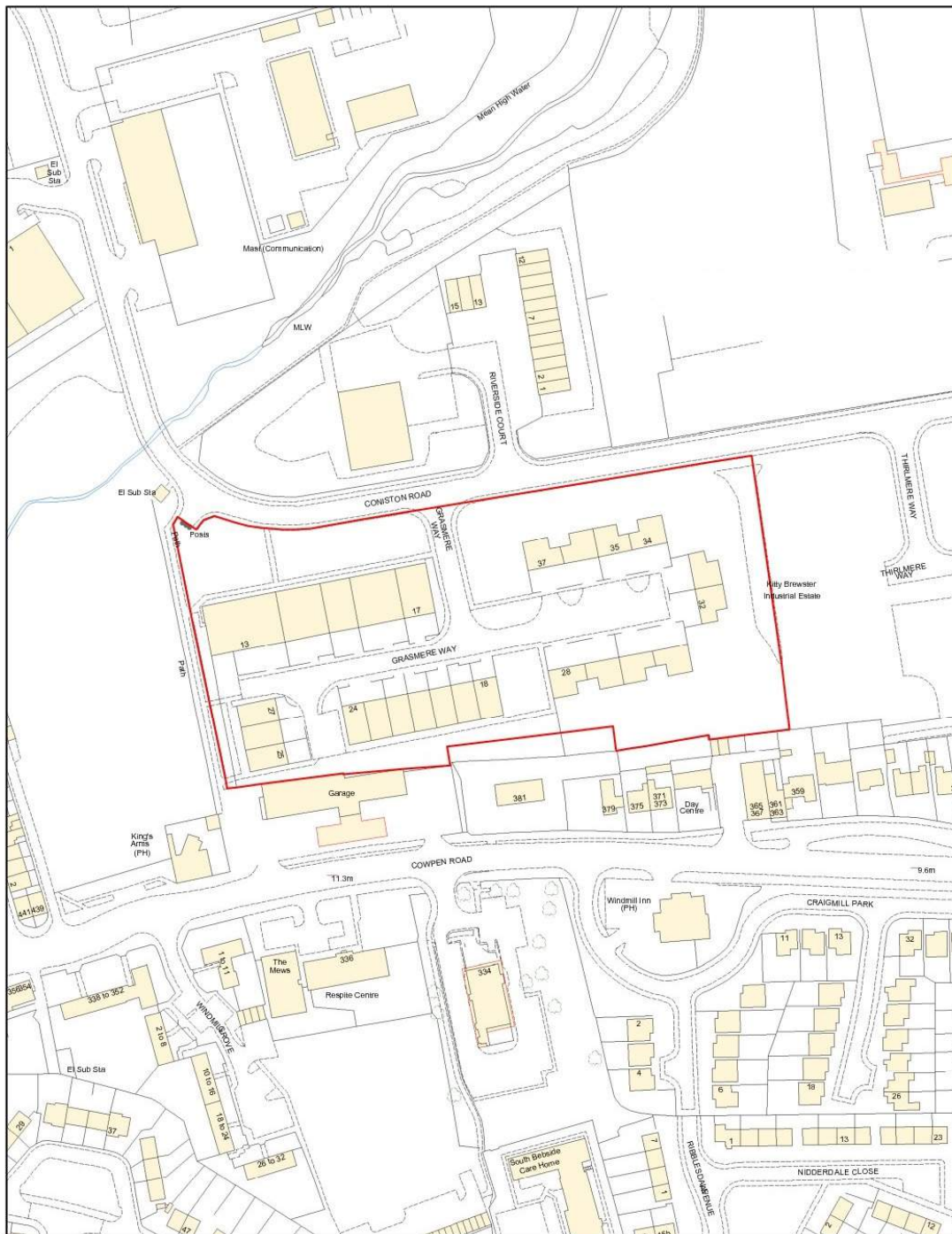


**GRASMERE WAY WORKSHOPS  
BLYTH RIVERSIDE PARK  
BLYTH  
NORTHUMBERLAND  
NE24 4RR**



- SELF CONTAINED REFURBISHED WORKSHOP / WAREHOUSE UNITS
- ESTABLISHED LOCATION
- SIZES FROM 1221 SQ FT TO 5,945 SQ FT
- COMPETITIVE RENTS

**[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)**



UPRN 2596 Riverside (Kitty Brewster) Factory Units 13-37, Blyth



DATE: 11/1/2010

SCALE 1:2,000

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## LOCATION

The subject premises are located off Grasmere Way, Blyth Riverside Business Park, which is approximately 2 miles west of Blyth town centre.

This location has excellent communication links with the A189 (Spine Road), a short distance away which in turn leads to the A19 offering movement both North and South.

The surrounding area is principally commercial with both residential and retail close by.

Exact location is shown on the attached plan.

## DESCRIPTION

The Estate comprises of secure self-contained selection of terrace workshop / warehouse accommodation with dedicated yard and car parking to the front of each unit.

Units are constructed of portal steel frame design with profile insulated cladding to all elevations and roof above incorporating roof lights. Internally the accommodation provides office accommodation and WC's. Vehicular access to the units is via steel security roller shutters. Basic lighting and heating is provided in some units.

The Estate also offers communal car parking with soft landscaping with grassed areas.

The landlords are in the process of undertaking extensive refurbishment program, due for completion in early 2014.

## ACCOMMODATION

The following units are currently available (GIA) :

### UNIT

UNIT	SIZE
15	2,315 sq ft (215.1m <sup>2</sup> )
16	3,507 sq ft (325.9m <sup>2</sup> )
22	1,327 sq ft (123.3m <sup>2</sup> )
24	1,327 sq ft (123.3m <sup>2</sup> )

## SERVICES

It is understood 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 operational.)

## BUSINESS RATES

It is understood from the Local Rating Authority that the premises have the following assessments:

### UNIT

UNIT	RV
15	£8,600
16	£12,250
22	£5,600
24	TBC

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

## TENURE

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

## SERVICE CHARGE

A service charge will be payable for the maintenance of common areas

## RENT

Our client is seeking rents in the region of £4.00 per sq ft.

Incentives may be available subject covenant and lease term.

## ENERGY CERTIFICATE

An EPC can be provided upon request.

## PERFORMANCE

## GRANT ASSISTANCE

For further information contact (Arch) – 01670 528490

Arch, The Northumberland Development Company is well-established and highly regarded landlord. As an Arch business tenant you can relax safe in the knowledge that we are a locally based Landlord with a personal touch and a dedicated team on hand if you need us.

They have commercial offices and business space to let from small start-up managed workspace to larger industrial units and offices. They will work with you to help you find the right space in the right location for your business.

## 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

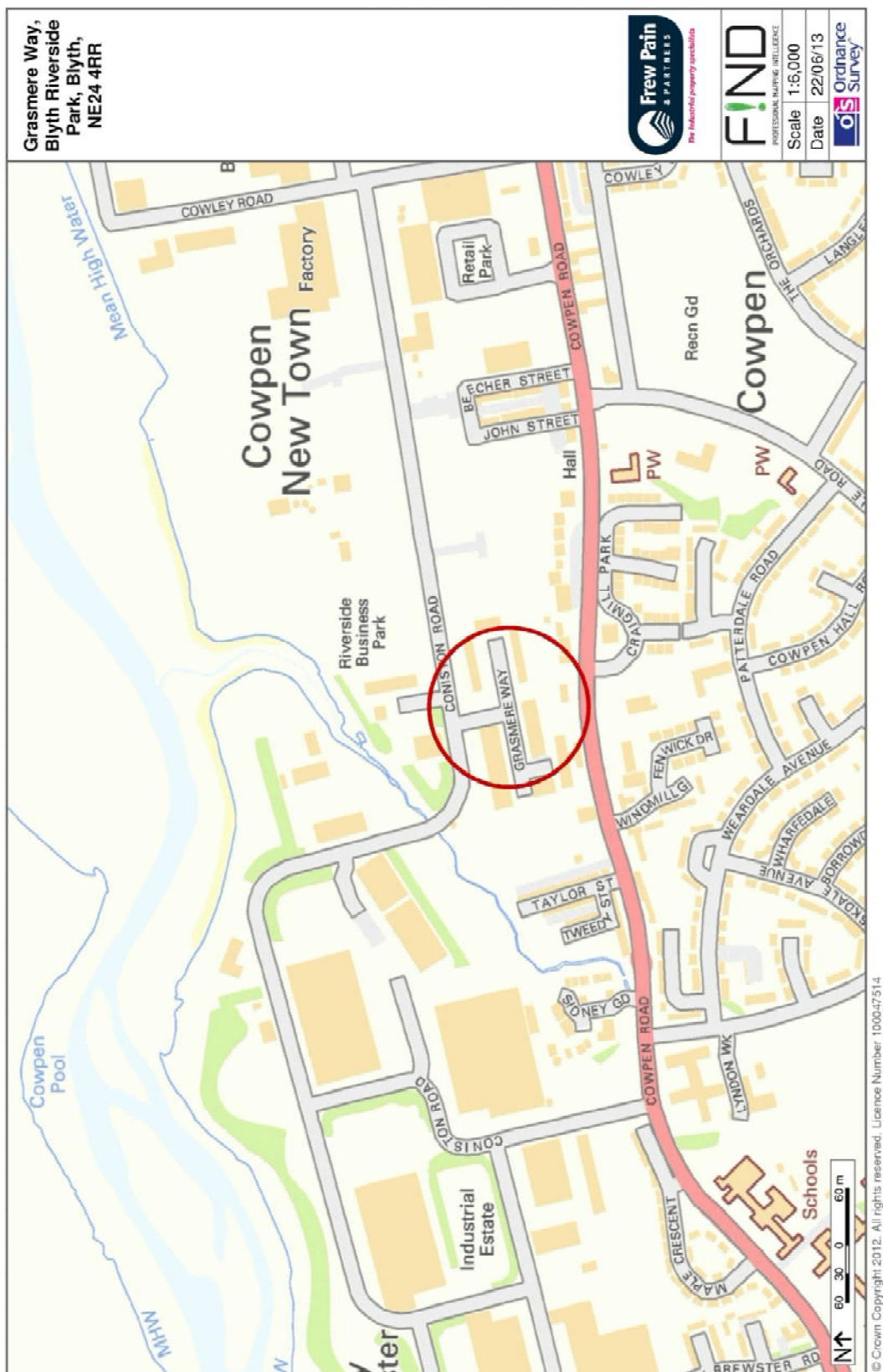
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November 2015







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