

to let



The industrial property specialists

Arch

The Northumberland
Development Company

GRASMERE WAY WORKSHOPS BLYTH RIVERSIDE PARK BLYTH NORTHUMBERLAND NE24 4RR

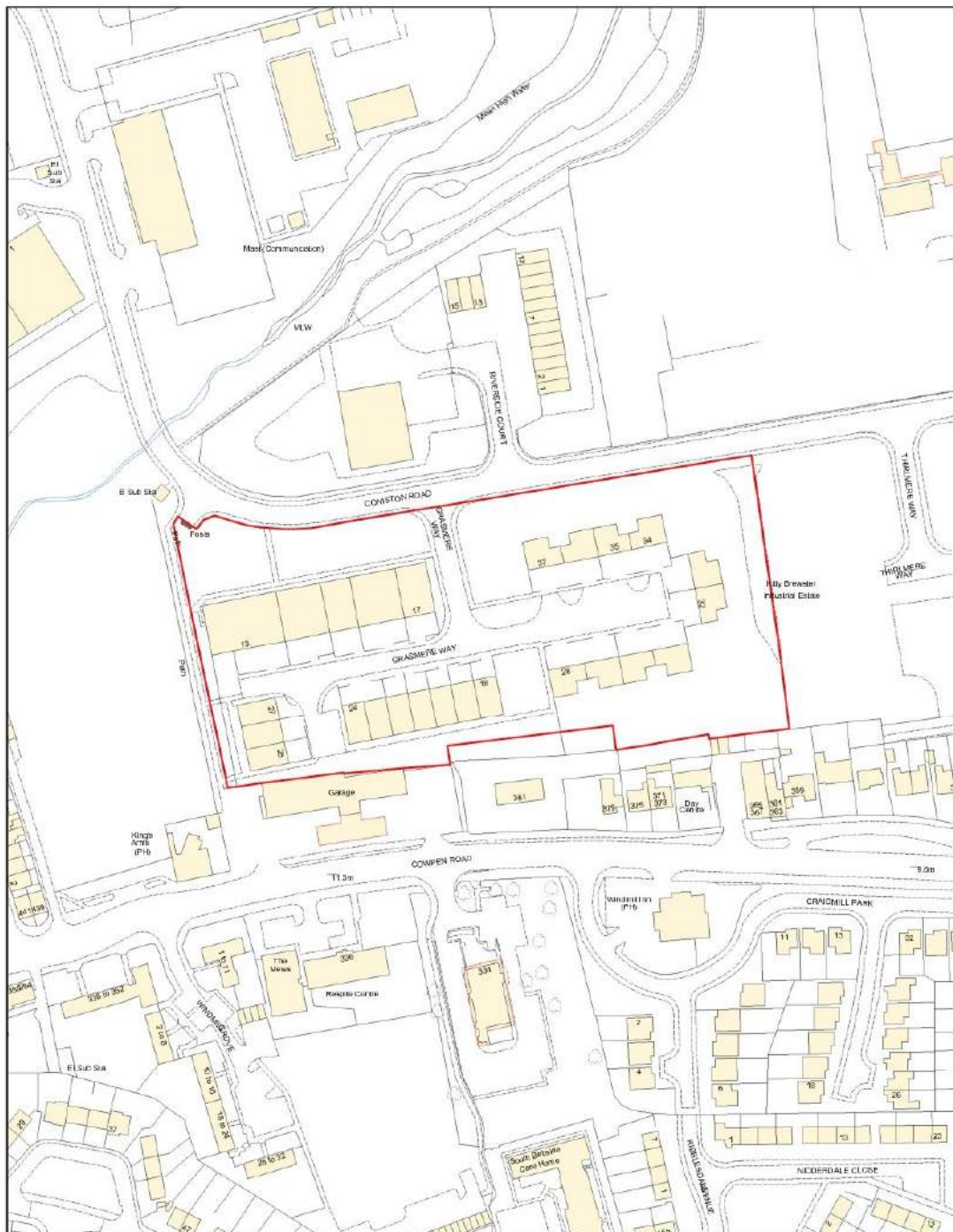


- SELF CONTAINED REFURBISHED WORKSHOP / WAREHOUSE UNITS
- ESTABLISHED LOCATION
- SIZES FROM 1221 SQ FT TO 5,945 SQ FT
- COMPETITIVE RENTS

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



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



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



DATE: 11/1/2010

SCALE 1:2,000

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence no. 100049048 (2009).

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	SIZE
15	2,315 sq ft (215.1m ²)
28	1,221 sq ft (113.0m ²)

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	RV
15	£8,600
28	£5,200

(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:

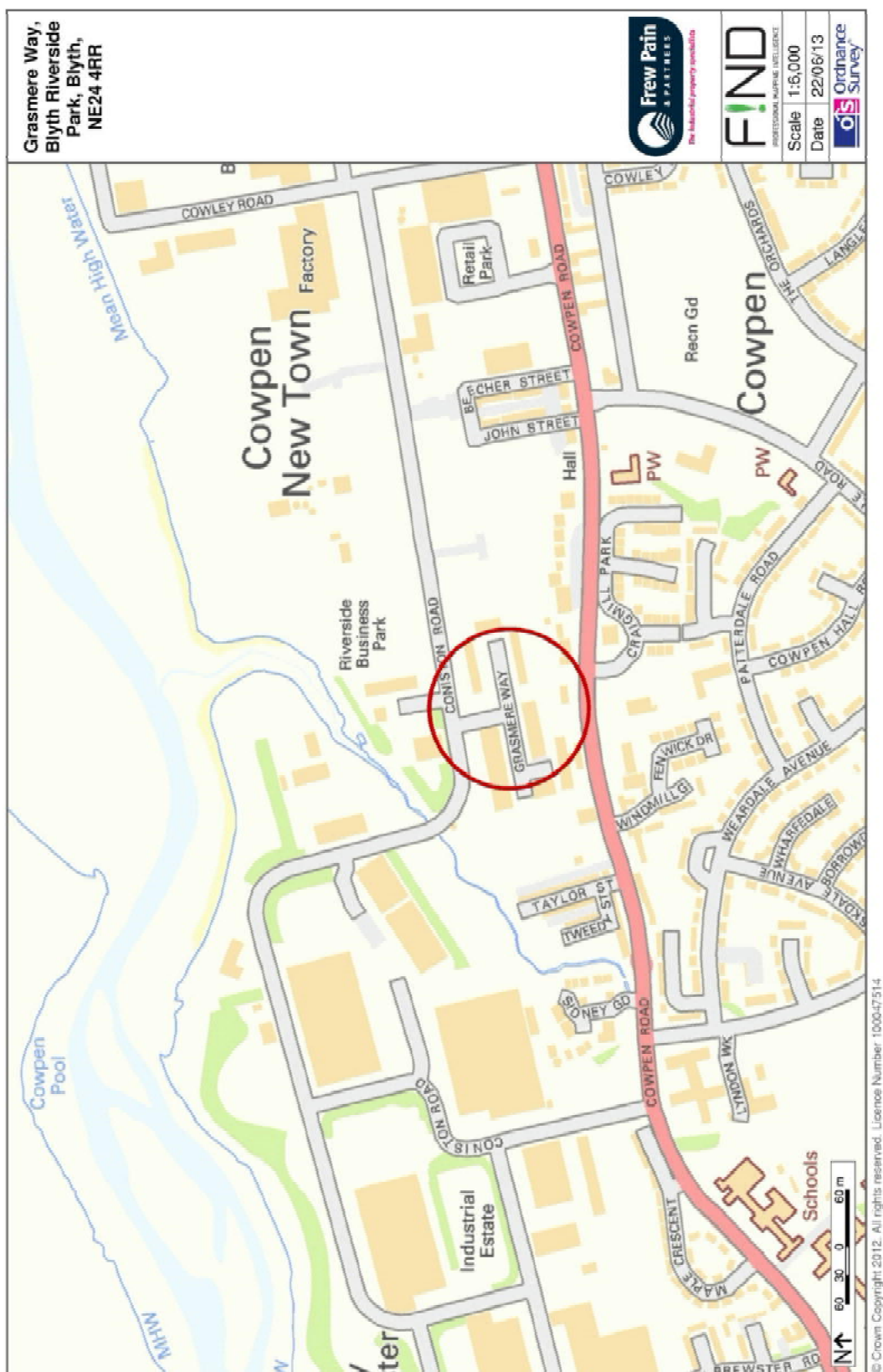
James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

June 2016





F492 Printed by Ravensworth 01670 713330

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

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, of FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



F492 Printed by Ravensworth 01670 713330

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

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, of FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.