

# to let



*The industrial property specialists*

**ROWLANDS HOUSE  
PORTOBELLO ROAD  
BIRTLEY  
CHESTER-LE-STREET  
CO DURHAM  
DH3 2RY**



- **TWO STOREY OFFICE ACCOMMODATION WITH STORES AND EXTENSIVE CAR PARKING (49 SPACES)**
- **EXCELLENT COMMUNICATION LINKS WITH ACCESS ON TO THE A1(M)**
- **NIA: 723.95 M<sup>2</sup> (7,793 SQ FT)**
- **AVAILABLE BY WAY OF ASSIGNMENT OR SUB LEASE / INCENTIVES AVAILABLE**
- **SUITABLE FOR VARIETY OF USES, SUBJECT TO PLANNING PERMISSION**

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38 Collingwood St, Newcastle upon Tyne, NE1 1JF





**ROWLANDS HOUSE, PORTOBELLO ROAD, BIRTLEY, CHESTER-LE-STREET, CO DURHAM, DH3 2RY**

Map Information  
Scale 1:1250  
Date  
Reference  
Order No. 2104443



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## LOCATION

The subject premises are located on Portobello Road, Portobello Industrial Estate, Birtley.

Portobello Industrial Estate lies west of the A1(M) on the outskirts of Birtley, close to the interchange with the A195 dual carriageway, which links to the A19.

The estate lies approximately 8 miles south of Newcastle City Centre and 2 miles north of Chester le Street.

The premises are situated in a prominent position on Portobello Road and benefit from excellent passing traffic and visibility.

The exact location is shown on the attached plan.

## DESCRIPTION

The premises comprise of a self-contained two-storey office block with separate interconnecting stores and offices, offering large tarmacadam car park.

The accommodation is of brick and steel frame construction with windows to the front and rear elevations, with flat roof over.

Internally the accommodation offers a combination of cellular and open plan office space with WC facilities on the ground and first floor.

Access to the offices is via a foyer /reception area with stairs leading to the first floor.

The accommodation is fitted out to a good standard with a combination of strip fluorescent and LED recessed lighting, plaster/ painted walls and carpet to floors.

The rear two storey accommodation is linked to the main building by ground floor offices and to the first floor by an open walkway.

This accommodation offers a selection of offices, kitchen and stores to both the ground and first floor.

Externally there is a large open tarmacadam car park providing 49 car parking bays, with two points of access and egress onto the main road.

## ACCOMMODATION

From onsite measurements, it is understood that the units have the following NIA:

### MAIN OFFICE

<b>Ground Floor</b>	226.29 m <sup>2</sup>
<b>First Floor</b>	167.40 m <sup>2</sup>

### REAR ACCOMMODATION

<b>Ground</b>	158.14 m <sup>2</sup>
<b>First</b>	172.12 m <sup>2</sup>
<b>TOTAL (NIA)</b>	<b>723.95 M<sup>2</sup></b> <b>(7,793 SQ FT)</b>

## SERVICES

We understand that all main services are available including electric, water and drainage.

The property benefits from full security and fire alarm system along with CCTV.

Heating is provided via an oil-fired boiler, with an external above ground oil tank.

## BUSINESS RATES

From the VOA website we understand that the property has the following assessment:

RV £42,750

*(All interested parties should make their own investigations as to the rating liability.)*

## TENURE

The property is let by way of an assignment or sublease on an FRI lease dated 1 April 2012 for a period of 10 years expiring on 31 March 2022.

## RENT

Our client is seeking a market rent of £87,000 pa exc.

Incentives may be offered subject to covenant and lease term.

**ENERGY PERFORMANCE CERTIFICATE**  
D-84.

## LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

## VAT

All figures are quoted exclusive of VAT but will be liable to VAT.

## VIEWING

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

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

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# Energy Performance Certificate

## Non-Domestic Building

Rowlands House  
Portobello Road  
Portobello Trading Estate, Birtley  
CHESTER LE STREET  
DH3 2RY

Certificate Reference Number:  
0290-4278-0390-7730-0020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 84

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m <sup>2</sup> ):	957
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	42.9
Primary energy use (kWh/m <sup>2</sup> per year):	215.98

### Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

79

If typical of the existing stock



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Map Information  
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