

to let



PATTERSON STREET / FACTORY ROAD, BLAYDON-ON-TYNE, TYNE & WEAR, NE21 5SD

- SELF CONTAINED FACTORY WITH TWO STOREY OFFICE ACCOMMODATION SET WITHIN SECURE COMPOUND
- GIA – 2,218.09m² (22,907 SQ FT)
- TO LET IN PART OR WHOLE
- POSSIBLE TRADE COUNTER USE
- FLEXIBLE LEASE TERMS / INCENTIVES AVAILABLE
- VISIBLE SITE WITH MAIN ESTATE ROAD FRONTAGE

LOCATION

The subject property is located on Patterson Street / Factory Road within the Trans Britannia Enterprise Park in Blaydon, approximately 5 miles west of Newcastle upon Tyne. This Estate is well established and benefits from a wide selection of tenants and unit sizes.

The premises are highly visible and offers excellent communication links both north and south via the A1 which lies a short distance away.

Exact location shown on the attached plan.

DESCRIPTION

The property comprises a self-contained factory with integral two storey offices set within a secure yard / compound.

Constructed of steel portal frame design with block walls and insulated cladding it offers an eaves height of 2.9m and 4.2m. Access to the workshop is via three manual roller shutter security doors.

The offices offer a combination of open plan and cellular accommodation. Externally the secure gated yard is surfaced via tarmac and compacted hardcore.

ACCOMMODATION

From onsite measurements the following areas have been calculated (GIA):

Factory / Workshop	1804.18m ²
Office /stores (Ground & First)	323.91m ²

TOTAL GIA **2,218.09m²**
(22,907 sq ft)

SERVICES

It is understood that all mains services are connected to the unit, which includes mains electricity, gas and water, together with mains drainage.

(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 RV £35,750.

(Interested parties should contact the local Rating Authority to clarify these figures).

TENURE

The unit is available in whole or part on a new Full Repairing and Insuring Lease for a term of years to be agreed.

The freehold interest may be available – full terms upon application.

RENT

Our client is seeking a rent in the region of £60,000 p.a

(Subject to status, incentives may be available).

EPC

Energy Performance certificate upon request.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

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