

for sale



The industrial property specialists



REAR OF GAS LANE, OFF BRIDGE STREET, BLAYDON ON TYNE, TYNE & WEAR NE21 4NR

- WAREHOUSE / FACTORY WITH OFFICES WITHIN SECURE YARD
- TOTAL GIA (EXC OF CANOPIES) : 541.92M² (5,833 SQ FT)
- TOTAL SITE AREA 0.10 HA (0.26 ACRES) OR THEREABOUTS
- FREEHOLD

LOCATION

The premises are located on Gas Lane, which is off Bridge Street, Blaydon-on-Tyne. The subject site is located behind The Black Bull Inn.

Gas Lane accesses Bridge Street (B6317) which in turn meets A695, leading to A1(M) both north and south. Newcastle upon Tyne and Gateshead lie approximately 5 miles away with Blaydon town centre circa 0.5 miles, where all local amenities are located.

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

The exact location is shown on the attached plan.

DESCRIPTION

The site comprise of three interconnecting buildings set within a secure yard.

Currently used for the manufacture of concrete ordainments the site would lend itself to a variety of future uses.

The accommodation offers a selection of factory and warehouse units with covered canopies of various age / condition over ground and first floors.

Externally the premises sit within a fenced secure concrete yard area and accessed via steel folding gates.

The warehouse / production areas are fitted to a basic standard offering an average minimum internal eaves height of 5.1m.

ACCOMMODATION

From our onsite measurements the building comprises the following approximate areas:

Warehouse (inc mezzanine)	237.33m ²
Canopy	97.15m ²
Production	254.46m ²
Office / stores	50.13m ²
Canopy	116.09m ²

**TOTAL GIA
(EXC OF CANOPIES) 541.92M²
(5,833 SQ FT)**

**TOTAL SITE AREA 0.10 HA
(0.26 ACRES) OR THEREABOUTS**

SERVICES

All interested parties should satisfy themselves in respect of these services.

RATEABLE VALUE

We recommend that all interested parties should make their own enquiries regarding the Rateable Value applicable to this property.

TENURE

Freehold

(Title No. TY170322)

PRICE

£135,000, Subject to Contract.

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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**Gas Lane, Blaydon-on-Tyne,
NE21 4NR**

Map Information

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