

to let

**UNIT 8
ADDISON INDUSTRIAL ESTATE
HAUGH LANE
BLAYDON-ON-TYNE
TYNE AND WEAR
NE21 4TE**



- WORKSHOP / FACTORY WITH OFFICES SET WITHIN SECURE FENCED YARD
- TOTAL GIA : 415.46 M² (4,472 SQ FT)
- TOTAL SITE AREA : 0.18HA (0.45 ACRES) OR THEREABOUTS
- ESTABLISHED LOCATION WITH GOOD COMMUNICATION LINKS
- RENT : £25,000 PA EXCLUSIVE

LOCATION

The subject premises are located on Addison Industrial Estate, Blaydon on Tyne.

This location offers excellent communication links to the surrounding area with the A1(M) being circa 2 miles away via B5137 and Chainbridge Road, giving vehicular access both north and south.

The area is principally commercial with a wide and varied selection of occupiers relating to warehousing, manufacture and logistics.

Blaydon town centre is circa 1.5 miles away offering all main services and facilities.

Exact location is shown on the attached plan.

DESCRIPTION

The property comprises of a modern self-contained workshop / factory with offices set within a fenced compound / yard.

Previously used as a garage and car sales, the unit is constructed of steel portal frame design with a profile insulated cladding to all elevations and roof above incorporating roof lights.

Internally the workshop benefits from an effective eaves height from 4.1m.

Vehicular access is via a single full height automatic steel security roller shutters (5.5m by 4.5m high) with internal lighting by strip fluorescent tubes.

Located to the front of the workshop is a reception area, and office, which are fitted to a basic standard. The rear is a store and mezzanine level incorporating WC facilities and additional storage.

Externally there is a large tarmac / concrete / hardcore surfaced yard, secured by palisade fencing, which includes a wash bay.

ACCOMMODATION

From onsite measurements the unit has been calculated as follows (GIA):

Workshop (Inc Offices / reception)	389.24m ²
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Mezzanine First Floor	26.22m ²
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TOTAL	415.46M² (4,472 SQ FT)
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**TOTAL SITE AREA (GROSS):
0.18HA (0.4 ACRES) OR
THEREABOUTS**

SERVICES

It is understood the site and premises benefit from all mains services, including gas, electric, water and drainage.

The warehouse is serviced by a single floor mounted hot air gas fired (Radiant) blowers.

It is recommended that all interested parties contact the local service providers.

BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at RV £6,900.

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

TENURE

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

RENT

£25,000 p.a.

(Incentives may be available subject covenant and lease term.)

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

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:

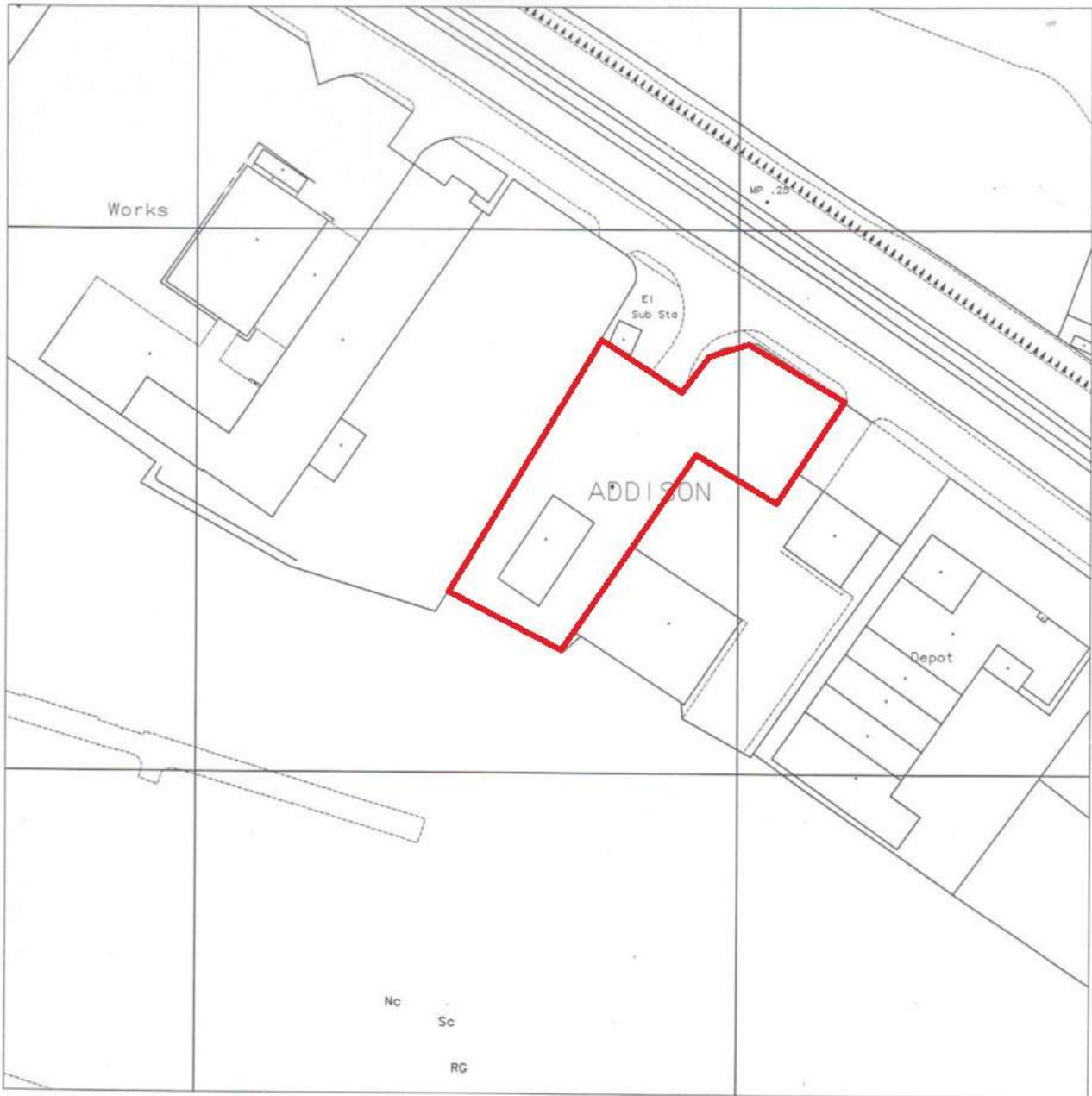
James E F Pain

Tel: 07841 871710

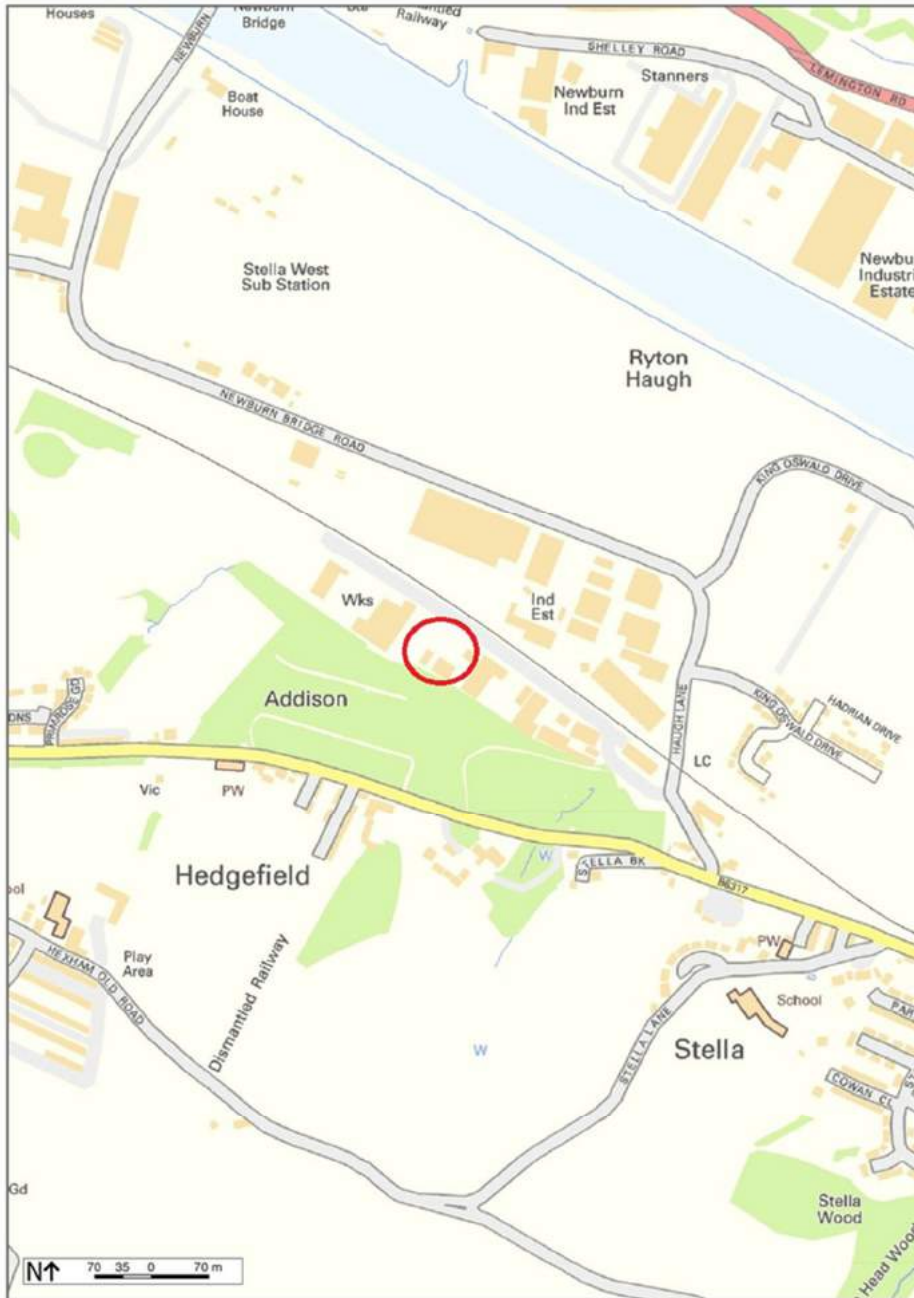
Email:

james.pain@frewpain.co.uk

March 2017



(Approximate site boundary)



Map Information

Scale 1:7492
 Date: 31/03/16
 Reference
 Order No: 1655675

Unit 8 Addison Industrial Estate, Blaydon-on-Tyne NE21 4TE



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