

Unit 8, Blaydon Trade Park, Toll Bridge Road, Blaydon-On-Tyne, Tyne and Wear, NE21 5TR

- ▶ Recently refurbished
- ▶ 5.4m eaves
- ▶ Highly visible end terrace unit
- ▶ Ample car parking and good loading access
- ▶ 1 level loading door



TO LET

2,331 Sq Ft (216.55 Sq M)

On Application

Description

The development comprises a modern multi let industrial estate of 18 units.

The unit is of single storey steel portal frame construction with insulated profile metal cladding to elevations and roof which incorporates roof lights.

The property has an eaves height of 5.4m to underside of haunch.

Car parking facilities are available to the front of each unit. Each premises benefits from a single roller shutter door to the front elevation 4.7m (h) - 4.0m (w).

Location

Blaydon is located approximately four miles to the west of Newcastle upon Tyne and five miles North West of Gateshead. The town benefits from good road communications with the A1 Western Bypass and the Scotswood Bridge crossings over the River Tyne within close proximity.

Blaydon Trade Park is located on the southern side of Chainbridge Road, approximately 1.5 miles west of the MetroCentre. Access is gained off Toll Bridge Road and the site is highly visible.

The Park is less than a mile east of Blaydon town centre, which benefits from a range of shopping facilities and a bus station. Blaydon Train Station is located less than half a mile from the property which provides a direct service to Newcastle Train Station in a journey time of approximately 15 minutes.

Services

We understand that the property is connected to all mains services.

Terms

Available by way of an assignment of a 10-year FRI lease from 3rd April 2020 expiring April 2030.

There is an outstanding rent review from April 2025 which is currently being negotiated.

Business Rates

The current Rateable Value is £16,000. Interested parties are to make their own enquiries with regards to rates payable.

VAT

All figures quoted are exclusive of VAT which may apply.

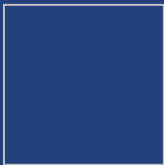
Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

Available on request





Viewing

For further information contact HTA Real Estate

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