



TO LET / MAY SELL

Unit 3 Blezard Court Blaydon on Tyne NE21 5NH

- Coming available soon
- 10,180 sq ft
- 2 level access loading doors
- Minimum eaves height 5.2m
- 23 dedicated car parking spaces
- Offices and reception
- Good access to the A695 and the A1

SUBJECT TO CONTRACT

Contact: Nick Atkinson
Email: nick@htare.co.uk
Direct Tel: 0191 245 3011

HTA Real Estate
Floor E,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234

Location

Bleazard Court is located just off Dunne Road on the Transbritannia Enterprise Park in Blaydon-on-Tyne. The estate has access off the A695 which connects to the A1 and the Scotswood Bridge approximately 4 miles West of Newcastle upon Tyne city centre.

Description

The property comprises an end of terrace industrial unit of steel portal frame construction with clear height to the eaves of 5.2m and maximum height to the apex of 6.8m. Loading is via 2No. electrically operated roller shutter doors measuring 5m high by 3.6m wide.

The ground floor includes reception, office, kitchen and WC. Above this area is additional office space, a kitchenette and WC.

The current Tenant has installed a substantial mezzanine store in part of the warehouse, with the remainder being racked for pallet storage. The mezz and racking might be available by separate negotiation.

Accommodation

	sq m	sq ft
Warehouse	865.87	9320
Ground floor office	39.98	430
First floor office	39.98	430
Total GIA	945.83	10,180
Mezzanine	288.92	3110



Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Sale of the property will be considered.

Rent/Price

£61,080 pa exclusive of VAT.
Price on application.

Business Rates

According to the Valuation Office Agency website the property has Rateable Value of £29,500.

Services

We understand that the property has three phase electrical supply and mains supplies of gas, water and drainage.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC Rating of B(38). A copy is available on our website.

Anti-Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

Viewing

Via Agents HTA Real Estate

Contact Nick Atkinson Simon Hill
Email: nick@htare.co.uk simon@htare.co.uk
Tel: 07950 319060 07855 834467



