

TO LET

Secondary Industrial Accommodation & Land

Newburn Bridge Road
Ryton Industrial Estate
Blaydon on Tyne
NE21 4SQ



Situation

The units are situated on the well-established Ryton Industrial Estate on Newburn Bridge Road.

Access is via the B6317 Stella Road which provides connections to the A695 and A1 (M) which is approximately five miles east of the site.

Description

The properties available are situated within one single storey industrial block of steel framed construction with brick and blockwork walls and a pitched asbestos roof. The units benefit from fluorescent strip lighting and roller shutter doors and both have their own access with onsite parking.

The land available to the rear of the site at present is mainly scrubland and measures approximately 1.1 acres.

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Accommodation

The space available provides the following areas:

Storage:	3,162 m ²	34,033 ft ²
Rear Unit:	879 m ²	9,462 ft ²
Land:	1.1 acres	

Services

The industrial space benefits from 3 phase electric which has not been tested or warranted.

Interested parties are advised to satisfy themselves in this respect.

Terms

The properties & land are available to let on flexible terms to be agreed.

Rent

Storage:	£45,000 per annum exclusive
Rear Unit:	£19,000 per annum exclusive
Land:	£16,500 per annum exclusive

VAT

All figures quoted exclusive of VAT where chargeable.

Legal Costs

Each party will bear their own legal costs.

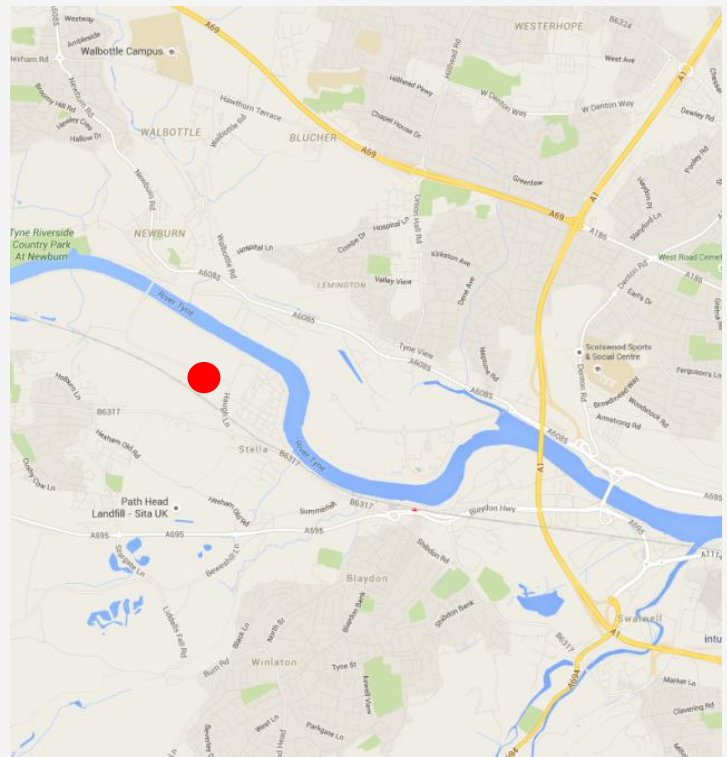
Rating Assessment

Interested parties should seek to confirm figures with the Local Authority.

Further Information

For further information and viewing arrangements please contact Keith Stewart on 0191 232 7030 or email keithstewart@naylor.co.uk.

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