

# TO LET

Workshop premises with office accommodation

Unit 6 Hill Court  
Transbritannia Industrial Estate  
Blaydon  
NE21 5NH



## Location

Hill Court is located immediately to the east of the A1 flyover, which carries the road across the Tyne. Access to the property is from the A695 Chainbridge Road, Blaydon that runs to the west of the Scotswood Bridge.

## Description

The subject property comprises a mid-terrace industrial unit of steel portal frame construction with blockwork walls and a steel profile sheet roof with circa 10% sky lights. Internally the unit benefits from concrete flooring, high bay sodium lighting, office space and W.C facilities. Minimum eaves height is 5.56m to the haunch. There is a manual roller shutter door measuring 3.59 (wide) x 4.97 (high). There is also a storage mezzanine with stairway access.

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## Accommodation

The units provides for the following approximate area:

**GIA:**                    **175.64 m<sup>2</sup>**                    **1890.59 ft<sup>2</sup>**

## Services

We understand that all mains services are available with the exception of gas, none of which have been tested or warranted.

## Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£7000.00 per annum exclusive.

## Rating Assessment

The Valuation Office Agency defines the premises as "Warehouse and Premises":

Rateable Value (2017 List):                    £9,000

## VAT

All figures quoted are exclusive of VAT where chargeable.

## Legal Costs

Each party to bear their own legal costs involved in drafting and executing the lease.

## Further Information

For further information and viewing arrangements please contact Duncan Christie on 0191 211 1564 or email [duncanchristie@naylors.co.uk](mailto:duncanchristie@naylors.co.uk).



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