

TO LET

Bailey House, Stargate Industrial Estate,
Ryton, NE40 3DG



Refurbished Workshop/Storage Units Sizes from 116m² (1,250 sq.ft) - 234m² (2,520 sq.ft)

- Well located estate immediately off the A695 trunk road
- Recently reroofed and reclad
- Internal clear height 6.55m
- Communal toilet facilities
- New LED lighting
- Flexible lease terms
- Rents from £6,500 pa

SITUATION

The Stargate Industrial Estate lies off the A695 trunk road approximately 1 ½ miles from Blaydon Town Centre and 2 miles from the A2 Western Bypass. Newcastle City Centre lies a little over 5 miles from the site and therefore it is well located for access throughout the region.

Please refer to the attached plans for further directions.

DESCRIPTION

Bailey House forms part of a larger building within the Stargate Industrial Estate which is being subdivided to create a series of smaller self contained units. The units are steel framed with cavity brick work walls under a pitched roof.

Internally the units have concrete floors throughout and a clear height of 6.55 metres. Each unit will benefit from a new roller shutter loading door but otherwise will comprise an open industrial space.

Externally there is a hardstanding area to the front of the units providing access to the loading doors. Car parking is provided in a dedicated area directly opposite the units.

Toilets accommodation will be provided in a communal block to the front of Unit 7.

SERVICES

The property is provided with all mains services with the exception of gas and there are 3 phase electricity supplies to each unit.

Lighting to the units is by way of LED fittings.

There is no fixed form of heating to the units.

ENERGY PERFORMANCE

The units will have new Energy Performance Asset Ratings following completion of the subdivision.

For further details please contact:

ACCOMMODATION

The units have been measured on a gross internal basis from a plan and provide the following areas:-

Unit	m ²	sq ft	Rental pa	Maintenance Charge pa
1	146	1,574	£8,250	£1,180
2	217	2,342	Let	Let
3	234	2,520	£12,600	£1,890
4	116	1,250	Let	Let
5	116	1,250	Let	Let
6	116	1,250	Let	Let
7	334	3,600	Let	Let
8	116	1,250	£6,500	£940
9	116	1,250	Let	Let
10	116	1,250	£6,500	£940
11	234	2,520	£12,600	£1,890

RATING

The units will require reassessment for rating purposes

TERMS

The units are offered to let on new 3 year leases incorporating annual tenant breaks. The tenant maintains the interior of the premises only and the landlord maintains the exterior structure and common areas (including WC Block) and pays building insurance.

The tenant will pay business and water rates.

VAT

All rents and service charges are subject to VAT.

VIEWING

Please contact this office for a convenient appointment to view or further information regarding the premises.



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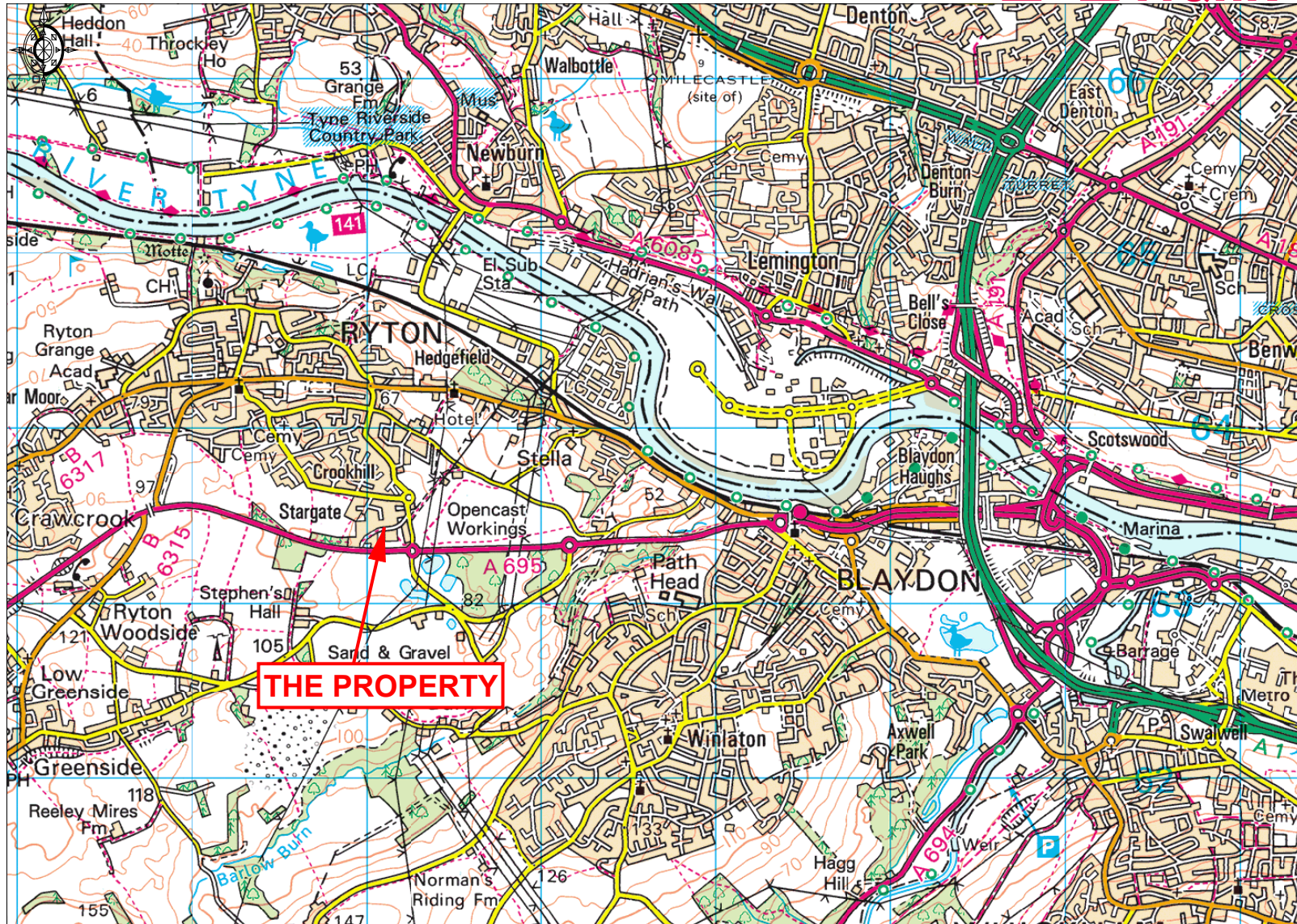
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subject to contract

Particulars & Photographs: February 2019



Bailey House
Stargate Industrial Estate
Ryton



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Bailey House, Stargate - map

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

Units at Bailey House
Stargate Industrial Estate
Ryton

