



Unit 2 Coniston Court

Blyth Riverside Business Park
Blyth, Northumberland NE24 4RP

TO LET

MODERN SEMI-DETACHED INDUSTRIAL UNIT

GIA 957.96 sq m (10,311 sq ft)

www.m7propsearch.co.uk

m|seven
REAL ESTATE

Location

The property is located in Coniston Court on the established Blyth Riverside Business Park, Northumberland. Blyth is situated on the North East coast approximately 11 miles North of Newcastle and 5 miles South of Ashington.

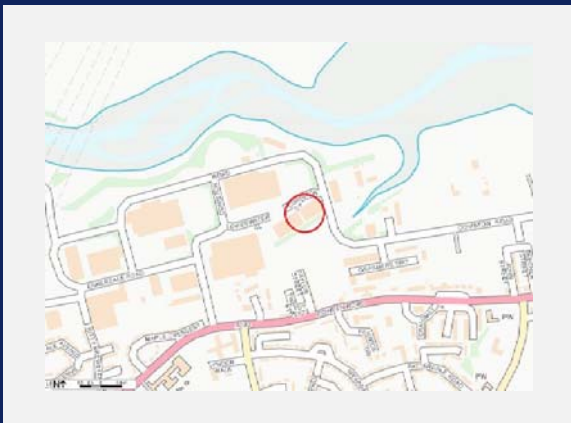
The unit offers excellent communication links being in close proximity to the A189 which provides access to the A19, A1(M) and the wider motorway network.

The exact location is shown on the plan below.

Description

Coniston Court was developed approximately 10 years ago and provides modern industrial accommodation within a secure site. Unit 2 is semi-detached and constructed of steel portal frame design with brick & blockwork in fill walls with profile cladding to all elevations and roof above incorporating translucent panels. Internally the unit benefits from an open plan warehouse / factory with 2 storey offices to the front. The warehouse provides concrete floors, high bay sodium lighting, eaves mounted hot air heating and a minimum eaves height of 5.5m rising to an apex of 8.2m. Vehicular access is via a single automatic roller shutter door (3.5m * 4.5m)

The offices are fitted out to a good standard providing open plan and cellular accommodation with reception and WC facilities. Externally there is ample car parking outside the offices with the estate being fenced and gated with soft landscaping to the boundaries.



Rent

The premises are available at an asking rent of £46,400 per annum.

Services

We understand that all main services are available including electric, water, gas and drainage.

Tenure

Leasehold by way of a new full repairing and insuring lease.

EPC

Full details are available upon request.

Accommodation

Description	Area (Sq ft)	Area (SQ M)
Warehouse	8,358	776
Offices	1,952	181
Total	10,310	957

Rates

From verbal discussions with the Local Rating Authority we understand that the unit has a Rateable Value of £33,250.

All interested parties should make their own investigations as to the rating liability.

VAT

All figures are quoted exclusive of VAT but will be liable to VAT.



Further Information

contact the sole agents:



Danny Cramman
0191 269 0068
danny.cramman@avisonyoung.com



James Pain
07841871710
James.pain@frewpain.co.uk

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by M7 Real Estate LLP or any subsidiary or affiliate company ("M7") or any third party agent ("Agent") related to the information in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition, its value or its ownership structure. Neither M7 or the Agent nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of M7, the Agent, any joint agents, seller(s) or lessor(s). 2. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: Any guide prices quoted or discussed are exclusive of VAT. The VAT position relating to the property may change without notice. February 2017