

TO LET

Workshop / Office Space with Large Secure Yard

Yard & Premises at Beal Architectural
Newtown Industrial Estate
Durham Road
Birtley
DH3 2QW



Situation

The subject premises are located on the Newtown Industrial Estate, off Durham Road to the south of Birtley town centre. The location offers quick and easy access to the A1(M) western bypass. The location has a mix of trade, industrial and sui generis uses, with Enterprise Rent-A-Car situated opposite the subject property.

Description

The property consists of a brick built, flat roof office / workshop unit with kitchenette and W.C facilities. The unit benefits from double glazing and electric heating. The unit is situated within a secure yard area extending to circa 0.5 acres. The yard space is generally level, although an area is raised up being the former slab of a demolished building. The yard space benefits from two separate access gates and is a mix of concrete slab and hard standing.

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Retail
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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:

	m ²	ft ²
Office / Workshop	92.90	1000.00
Site Area	0.2 Ha	0.5 acres

Lease Terms

The property is available on a new FRI lease for a term of years to be agreed.

£15,000 per annum.

VAT

All figures quoted are exclusive of VAT where chargeable.

Rating Assessment

We invite interested parties to make their own enquiries with the local authority as to the rating assessment of the premises.

Services

We understand that services are connected to the property, none of which have been tested or warranted.

Energy Performance Certificate (EPC)

Please enquire to Naylor's for a copy of the EPC.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Further Information

For general enquiries and viewing arrangements please contact Chris Donabie or Duncan Christie on 0191 232 7030 or email:

chrisdonabie@naylor.co.uk

duncanchristie@naylor.co.uk



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