



Workshop with Offices 283.35 sq m (3,050 sq ft)

Property Highlights

- Modern refurbished unit
- In close proximity A1(M)
- Ample car parking
- Secure site with expansion land

For more information, please contact:

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Location

The property is located on Toll Bridge Road, Blaydon.

The unit benefits from excellent communication links being in close proximity to the A695 Chainbridge Road which in turn provides access to the A1M and regional road network.

Nearby occupiers include Enterprise Commercial Vehicle Rental, TATA Steel and Salters Electricals

Description

The property comprises split level single story office and workshop accommodation with brick and block walls under wooden truss, pitched profile metal roof.

Internally the offices are well presented and benefit from heating, strip lighting, lino and carpet floor coverings w.c's and kitchen facilities.

The workshop benefits from concrete floors and strip lighting and is accessed via a roller shutter door which is 3.4m high and 5.15m wide.

Externally car parking is provided and there is an additional area of land which could be used for further parking or storage.

The site is secured by a palisade fence.

Accommodation

The premises provide the following approximate gross internal areas :

	Sq M	Sq Ft
Workshop & Offices	283.35	3,050
Total GIA	283.35	3,050

Terms

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed at an annual rent of £20,000 per annum exclusive.

Rateable Value

In the 2017 Rating List the property has the following Rateable Value: £10,750.

This Rateable Value qualifies for Small Business Rates relief meaning there are no rates to pay.

Interested parties are advised to contact the local rating authority for further information.

Services

The property benefits from all main services except gas.

Energy Performance Certificate (EPC)

The unit has a Energy Performance Rating of E(113)

A copy of the full EPC is available on request.

Legal Costs

Each party is responsible for their own legal costs incurred in the transaction

VAT

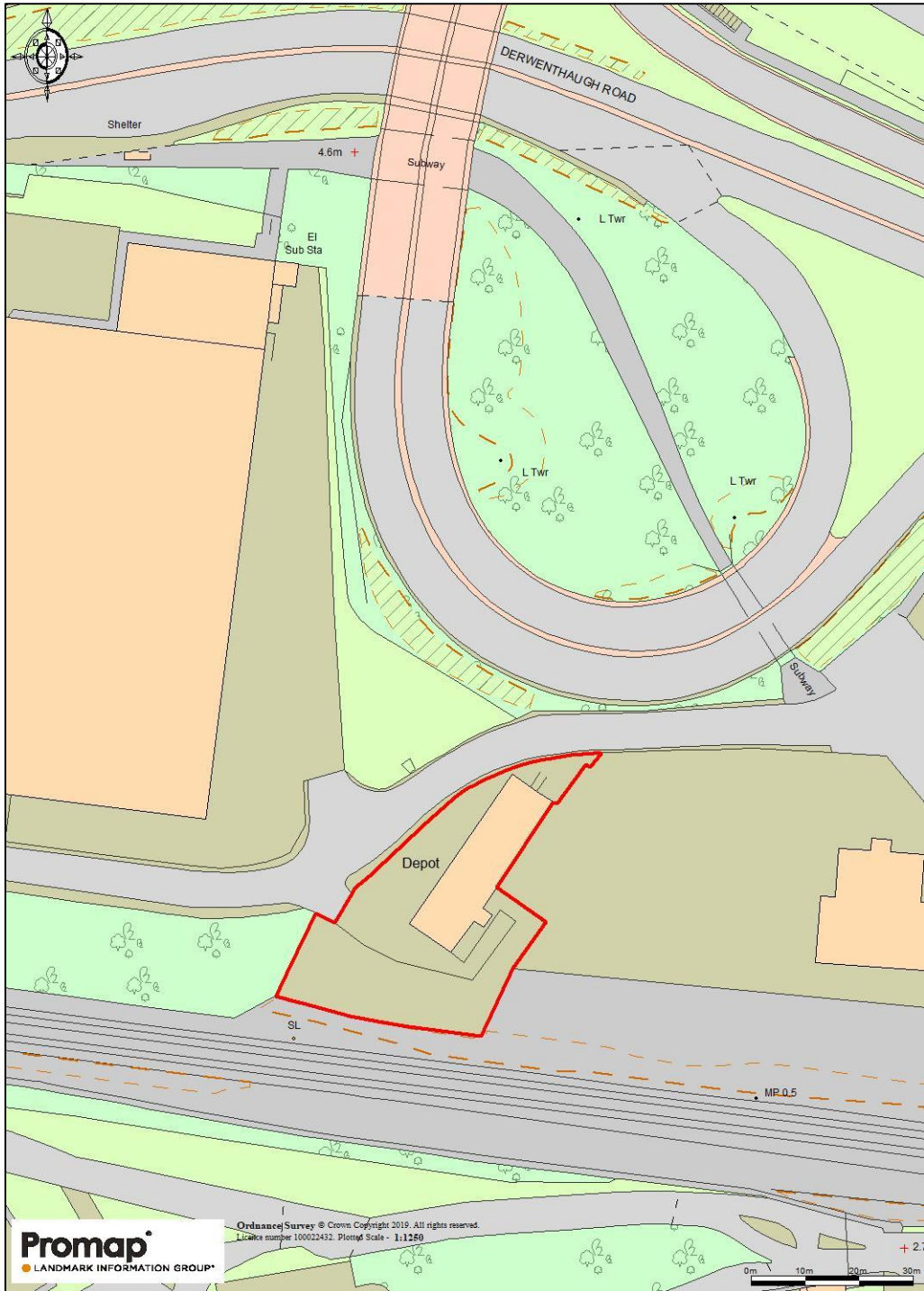
All prices, premiums and rents etc. are quoted exclusive of VAT.



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