



## Unit 2 Coniston Court

Blyth Riverside Business Park  
Blyth, Northumbria, NE24 4RP

**TO LET**

MODERN SEMI-DETACHED INDUSTRIAL UNIT

GIA 957.96 SQ M (10,311 SQ FT)

**Mileway**

## Location

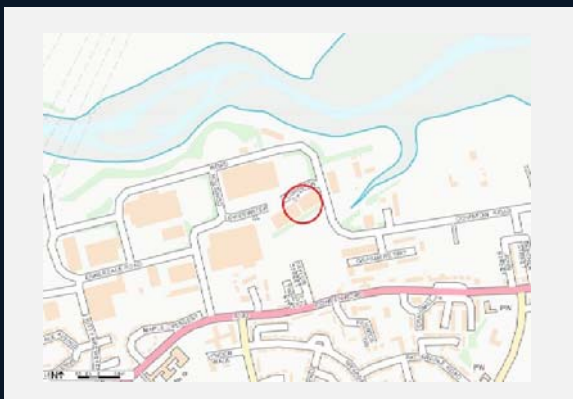
The property is located in Coniston Court on the established Blyth Riverside Business Park, Northumberland. Blyth is situated on the North East coast approximately 11 miles North of Newcastle and 5 miles South of Ashington. The unit offers excellent communication links being in close proximity to the 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
<b>Total</b>	<b>10,310</b>	<b>957</b>

## 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:



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