

# TO LET

Unit 12, Chainbridge Industrial Estate,  
Tundry Way, Blaydon, NE21 5SJ



## Trade Counter / Warehouse Unit 438m<sup>2</sup> (4,716 sq ft )

- Well located Trade Counter / Warehouse
- Established retail /trade park area off Chainbridge Road
- Adjacent to the A1
- Office and WC facilities
- Available on new lease for a term of years to be agreed
- Rent: £22,250 per annum

## SITUATION

The unit is located at the eastern end of Chainbridge Road close to the A1 and Scotswood Bridge. The area is well established with trade and retail occupiers and lies only 1 mile to the west of the Metro Centre.

Please see the attached location plan for further details.

## DESCRIPTION

The property comprises a terraced steel portal framed trade counter/warehouse unit within a small development off Tundry Way. It has cavity brick/block walls to a dado level above which is insulated profile steel cladding. The roof area is double pitched and also of insulated profile steel sheet covering with translucent rooflights.

Internally, the unit has concrete floors throughout and a clear height of 4.25 m. It benefits from a small single storey block providing a private office together with ladies & gents WCs and a kitchen.

Externally, there is a shared service area providing vehicular access by way of an insulated sectional loading door 3.6m wide x 4.15m high.

## SERVICES

The unit benefits from all mains services including a three phase electricity supply.

There is no fixed means of heating to the unit. Lighting throughout is by way of fluorescent strips.

## RATING

The property is assessed at Rateable Value £15,000 and the rates payable for 2018/19 are £7,200.

For further details please contact:



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**Subject to Contract**

## ACCOMMODATION

The property has been measured on a gross internal basis and provides the following areas:-

Description	m <sup>2</sup>	sq ft
Office / WCs	72	778
Warehouse	294	3,160
Mezzanine Storage	72	778
<b>Total</b>	<b>438</b>	<b>4,716</b>

## TERMS

The unit is offered to let on a new lease for a term of years to be agreed at a rent of £22,250 per annum.

## ENERGY PERFORMANCE

The unit has an Energy Performance Asset Rating of D85.

## VAT

All figures are quoted exclusive of VAT which will be charged on all rentals and service charges.

## VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.



Particulars & image - October 2018

Chainbridge Ind Est  
Tundry Way  
Blaydon



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Chainbridge Ind Est - street 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.

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