

For sale / To let

Chainbridge Road
Blaydon
Tyne & Wear
NE21 5SW

November 2018



- Industrial/Production Facility
- 24,452 sq ft (2,272 sq m)
- Self contained secure site
- Single Storey Offices
- Secure Yard Area
- Excellent Access to A1 (M)
- Level Loading Doors

Location

The premises are located on Tundry Way which is just off Chainbridge Road, the main thoroughfare of the industrial area of Blaydon. The premises are situated adjacent to the Scotswood Bridge on the south bank of the river Tyne. The immediate surrounding area is industrial in nature. Blaydon town centre is to the West with Newcastle city centre approximately five miles east. Connections to the wider north east region are good with the A1 within a few minutes' drive.

Description

The premises themselves comprise a steel frame industrial building under a multi pitched roof. Externally an office block runs along the southern elevation. To the eastern elevation there is a yard area providing secure external storage and access into the workshop areas. Internally the office space is cellular in nature proving a mixture of meeting rooms, offices, reception and staff facilities.

The manufacturing area is accessed via up and over roller shutter doors. This area has concrete floors with light provided via translucent panels in the roof and high level lighting. Heating is provided via gas fired hot air blowers.

Accommodation

The accommodation briefly comprises of the following approximate areas:

Description	sq m	sq ft
Workshop and Stores	929.43	10,005
Workshop	862.80	9,287
Paint Shop	166.42	1,791
Offices and Staff Amenities	312.53	3,364
TOTAL GIA	2,271.58	24,452



Services

We are informed that all mains services are supplied to the premises.

EPC

An Energy Performance Certificate has been requested and will be available shortly.

Terms

Offers are invited for our clients freehold interest. Alternatively the premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rateable Value

We recommend that all interested parties make their own enquiries to the Local Rating Authority.

Legal Costs

Each party to bear their own reasonable legal costs incurred in the transaction.

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

For further information, please contact:

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