

TO LET

Unit 8 Banks Court, Dunne Road,
Blaydon, Tyne & Wear, NE21 5NH



Industrial Unit

476.96 sq.m (5134 sq.ft)

- Workshop unit with ancillary space
- Popular industrial estate
- Well-connected close to the A1
- EPC rating D(83)
- Asking Rent: £19,250 pa plus VAT (£3.73 psf)

For further information please contact:

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Location

Blaydon is located approximately four miles to the west of Newcastle upon Tyne and five miles from Gateshead. The town benefits from good road access to the A1 Western Bypass north and south and to Scotswood Road into Newcastle City Centre.

Description

The subject property is a terrace steel portal frame unit with a profile sheet exterior, brick and blockwork walls and a pitched roof. Internally there is a concrete floor, box lighting as well as translucent sky-lights in the roof.

There is a ground floor block built area to front of the building providing office/storage along with W/C. Vehicular access is through a full height roller shutter. The minimum eaves height is 4.63m rising to 5.67m at the max. There is staff / customer parking to the front of the property.

Accommodation

	Sq. m	Sq. ft
Unit 8	476.96	5134

Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £19,250 pa (exclusive) plus VAT. The unit is only available for a short term letting for a maximum of 12 months.

Rateable Value

The rating assessment currently appearing on the 2017 Valuation List is as follows: -Description: £18,500

EPC

The property has an energy performance certificate rating of D (83).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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