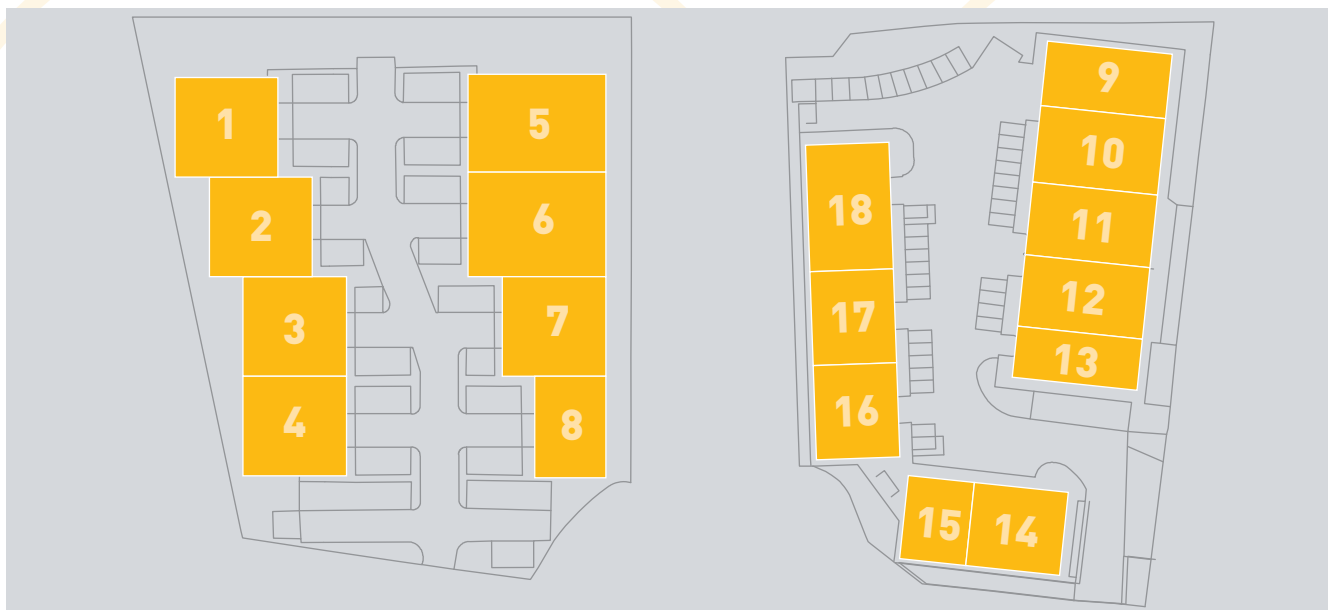


BLAYDON TRADE PARK

TOLL BRIDGE ROAD
BLAYDON
NE21 5TR



HIGHLY VISIBLE ● AMPLE CAR PARKING ● GOOD LOADING ACCESS
37,750 ANNUAL AVERAGE DAILY PASSING TRAFFIC
UNITS AVAILABLE BETWEEN 2,901 SQ. FT. TO 17,244 SQ. FT.



LOCATION

Blaydon is located approximately four miles to the west of Newcastle upon Tyne and five miles north west of Gateshead. The town benefits from good road communications with the A1 Western Bypass and the Scotswood Bridge crossings over the River Tyne within close proximity.

Blaydon Trade Park is located on the southern side of Chainbridge Road, approximately 1.5 miles west of the MetroCentre. Access is gained off Toll Bridge Road and the site is highly visible.

The Park is less than a mile east of Blaydon town centre, which benefits from a range of shopping facilities and a bus station. Blaydon Train Station is located less than half a mile from the property which provides a direct service to Newcastle Train Station in a journey time of approximately 15 minutes.

DESCRIPTION

The development comprises a modern multi-let industrial estate of 18 units. Other occupiers already

on the estate include M&S Supplies, Lord Tool Hire, The Wood Idea and Flooring Republic.

The units are of single storey steel portal frame construction with insulated profile metal cladding elevations. There are concrete floors throughout and insulated roofs including roof lights. Car parking facilities are available to the front of each unit. Each premises benefits from a single roller shutter door to the front elevation and an internal eaves height of between 3.65m–6.0m.

TERMS

All units available by way of a full repairing and insuring lease for a term to be agreed.

RENT

On application.

SERVICES

We understand that the property is connected to all mains services.



VAT

All figures quoted are exclusive of VAT which may apply.

VIEWING



Contact: Nick Atkinson
nick@htare.co.uk
Direct Tel: 0191 245 3011

Contact: Russell Taylor
russell@htare.co.uk
Direct Tel: 0191 245 3012