

to let

**UNIT 9
TUNDRY WAY
CHAINBRIDGE INDUSTRIAL ESTATE
BLAYDON
NE21 5SJ**



- MODERN REFURBISHED WAREHOUSE / TRADE COUNTER UNIT WITH CAR PARKING
- ESTABLISHED LOCATION, WITHIN CLOSE PROXIMITY TO A1(M)
- GIA : 369.24M² (3,974 SQ FT) UP TO 722.45M² (7,776 SQ FT) WITH MEZZANINE FLOOR
- COMPETITIVE RENT
- MAY SELL – FULL DETAILS UPON REQUEST

LOCATION

The subject property is located on Tundry Way, Chainbridge Road Industrial Estate, Blaydon.

The estate is well established, offering a wide selection of businesses, predominantly trade related, with additional manufacturing and commercial operators close by.

Tundry Way is accessed from Chainbridge Road (A696), which is circa 1 mile from the A1(M), providing good communication links both North and South. Blaydon Town centre with all local amenities, lies a short distance away.

Exact location is shown on the attached plan.

DESCRIPTION

The property comprises a mid terraced modern, refurbished trade unit with integral offices and communal car parking.

(Previously this unit had been combined with the adjacent accommodation but is now self-contained and independent.)

Constructed of steel portal frame design it benefits from a combination of brick and blockwork walls with insulated profile cladding to all elevations and roof over, incorporating roof lights.

Internally the accommodation provides a ground floor trade warehouse with rear offices and WC facilities. To the first floor is a full mezzanine area with access via two staircases to the front and rear.

The mezzanine floor can be removed by the landlord in part or whole with any remaining area being rentalised by negotiation.

Vehicular access to the warehouse is from a single sectional door to the rear, providing a minimum eaves height of 4.25m. (Underside of mezzanine floor, 2.2m).

Externally the accommodation offers security shutters to all windows and doors with car parking to the front and rear of the unit.

ACCOMMODATION

From onsite measurements the area has been calculated as follows (GIA):

Warehouse	302.49m ²
Office/Stores/WC facilities	66.74m ²

**TOTAL GIA: 369.24M²
(3,974 SQ FT)**

(Additional fully fitted mezzanine floor : GIA 353.21m² (3,802 sq ft))

SERVICES

It is understood the site and premises benefit from all mains services including electric, gas, water and drainage.

BUSINESS RATES

It is understood from the Local Rating Authority that the premises will need to be re-assessed upon occupation as they form part of a larger combined rateable value.

(All interested parties should contact the Local Authority to confirm these figures.)

TENURE

Available on a new FRI lease for a term of years to be agreed.

(Sale of the long leasehold interest may be available – full details upon request.)

RENT

Our client is seeking rental offers at £5.00 per sq ft exc.

SERVICE CHARGE

A nominal service charge is payable for the maintenance of common areas.

ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

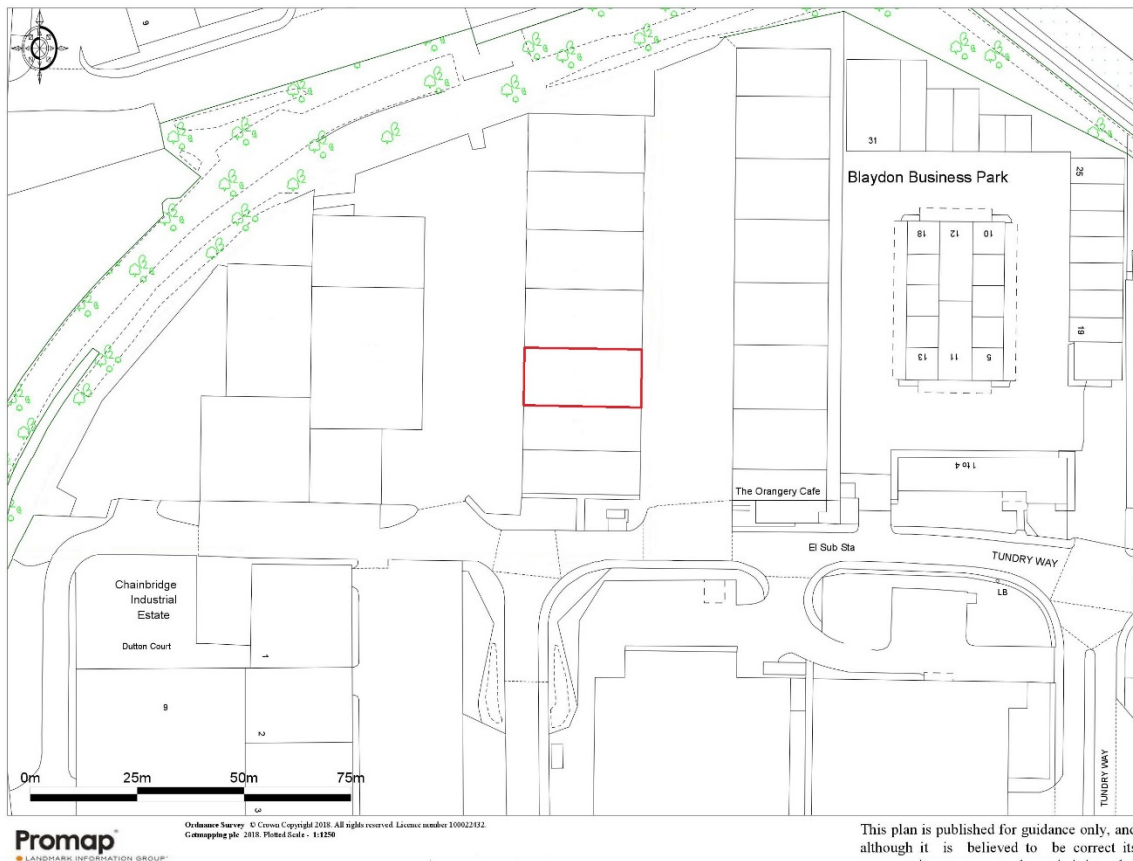
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February 2019



Unit 9 Tundry Way, Chainbridge Industrial Estate, Blaydon, NE21 5SJ



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Map Information

Scale 1:5948
Date:
Reference
Order No: 1935260

**UNIT 9, TUNDRY WAY,
CHAINBRIDGE INDUSTRIAL ESTATE, BLAYDON,
NE21 5SJ**



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