



To Let

Former Owen Pugh Premises

Factory Road
Blaydon on Tyne
NE21 5RZ

- Industrial unit on 2.97 acre site
- Fully surfaced compound circa 2 acres
- Factory/offices GIA 14962 ft² (1389.97 m²)
- Factory 6718 ft² (624.10 m²)
- High quality offices with passenger lift
- Maximum eaves height 7.2m

Location

Blaydon Industrial Estate is located on the River Tyne immediately off the A1M and A695 having excellent access to the regional road networks being approximately 5 miles West of Newcastle upon Tyne and 1 mile North East of Blaydon Town Centre. Newcastle International Airport lies approximately 7.5 miles to the North of the site and is within 15 minutes' drive time.

Description

The premises comprise detached industrial unit with staff parking to the front together with an excellent fully concrete surfaced compound. We calculate the site totals approximately 2.97 acres of which circa 2 acres are hard standing.

The main factory has a minimum eaves height of 5.13m increasing to a maximum of 7.2m at the ridge. Internally there is a 2 storey office section fitted to a very high standard including passenger lift, partial air conditioning and board and meeting rooms.

We are advised that the property benefits from 2 fuel storage tanks with a capacity of 10,000 and 2,000 litres and the site is covered by CCTV cameras and security lighting.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Factory	6718	624.10
Offices (Ground Floor)	4122	382.93
Offices (First Floor)	4122	382.93
Total GIA	14962	1389.97

Tenure




A new Lease is available at a commencing annual rental of **£110,000 (one hundred thousand pounds)** for a term of years to be agreed (minimum 5 years) on an FRI basis subject to 5 yearly Rent Reviews.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

-  mario@lofthouseandpartners.co.uk
-  alexa@lofthouseandpartners.co.uk
-  **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£75,000**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2016/2017 is 49.7p

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3479

Amended

January 2017

EPC

Energy Rating C

Joint Agents

Lambert Smith Hampton
Andrew Wright
Tel: 0191 232 6291

The Property



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