



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

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

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.

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.leasingbusinesspremises.co.uk

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

The Valuation Office has confirmed the Rateable Value(s) as follows:

Warehouse and Premises **£75,000**

The Uniform Business Rate for the Rates Year 2017/2018 is 47.9p. If necessary a written request should be made to the Local Authority for confirmation.

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

November 2017

EPC

Energy Rating C

Joint Agents

Lambert Smith Hampton
Andrew Wright
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