



To Let

Industrial Premises

Unit 6 Franklin Industrial Estate
Patterson Street
Blaydon on Tyne
NE21 5TL

- Prominent former Cash & Carry/Warehouse
- Totalling 29,088 ft² (2702 m²)
- Tail Dock Loading and full site CCTV Coverage
- Maximum eaves height 7.1m
- Surfaced parking/compound
- Immediately adjacent to A1M and A695

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

Location

Franklin 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 unit is of modern steel framed construction with profiled metal cladding and has the benefit of a surfaced parking area/compound to the front and 3 tail doc loading doors together with a further covered loading bay. The estate is fenced and gated and benefits from a comprehensive CCTV system covering the entire site.

Accommodation

The property briefly comprises as follows:-

| Unit 6 | ft2 | m2 |
|---|--------|---------|
| Warehouse | 29,088 | 2702.28 |
| External surfaced compound/parking area | | |

Tenure

A new lease is available at an annual rental of **£68,000 (£2.33 per ft2)** excluding service charge for a term of years to be agreed on an effective FRI basis.

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 (RV)

The Valuation Office has confirmed the Rateable Value is **£91,500**. The Uniform Business Rate for the Rates Year 2020/2021 is 51.2p. If necessary, a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

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

C3639

EPC

Energy Rating D

Internal Photos



