



# To Let

## Industrial Premises

Factory Road  
Blaydon on Tyne  
NE21 5RZ

- Rarely available industrial unit on 2.97acre site
- **Fully surfaced compound circa 2 acres**
- Factory/offices GIA 14962 ft<sup>2</sup> (1389.97 m<sup>2</sup>)
- Factory 6718 ft<sup>2</sup> (624.10 m<sup>2</sup>)
- 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 rarely available 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.

	ft2	m2
Factory	6718	624.10
Offices (GF)	4122	382.93
Offices (FF)	4122	382.93
<b>Total GIA</b>	<b>14962</b>	<b>1389.97</b>

### Leasehold

A new Lease is available at a commencing annual rental of **£120,000 (one hundred and twenty thousand pounds)** for a term of years to be agreed (minimum **5** years) on an FRI basis subject to **5** yearly Rent Reviews.

### Freehold

Alternatively, our client may consider a sale of the freehold. Details on request.

### 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 **£75,000**. 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

C3995

### EPC

Energy Rating C

## The property



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