



To Let

Warehouse Premises

Unit B Franklin Industrial Estate
Blaydon on Tyne
Newcastle upon Tyne
NE21 5SD

- Good quality warehouse premises
- Immediately adjacent to A1M and A695
- Totalling 18,147 ft² (1685.86m²)
- Maximum eaves height 9.2m
- 2 x tail dock loading bays
- Rent £3.25 per ft²

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 steel framed construction with profiled metal cladding and has a maximum eaves height of 9.27m with 2 tail dock loading doors. The estate is fenced and gated and benefits from a comprehensive CCTV system covering the entire site. **The current tenant is due to vacate July 2021.**

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Unit B	18,147	1685.86

Tenure

A new Lease is available at a commencing annual rental of **£60,000 pax (£3.25 ft2)** for a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to 5 yearly Rent Reviews. The rent is subject to an estate service charge. 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 **£46,750**. The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. 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

C3996

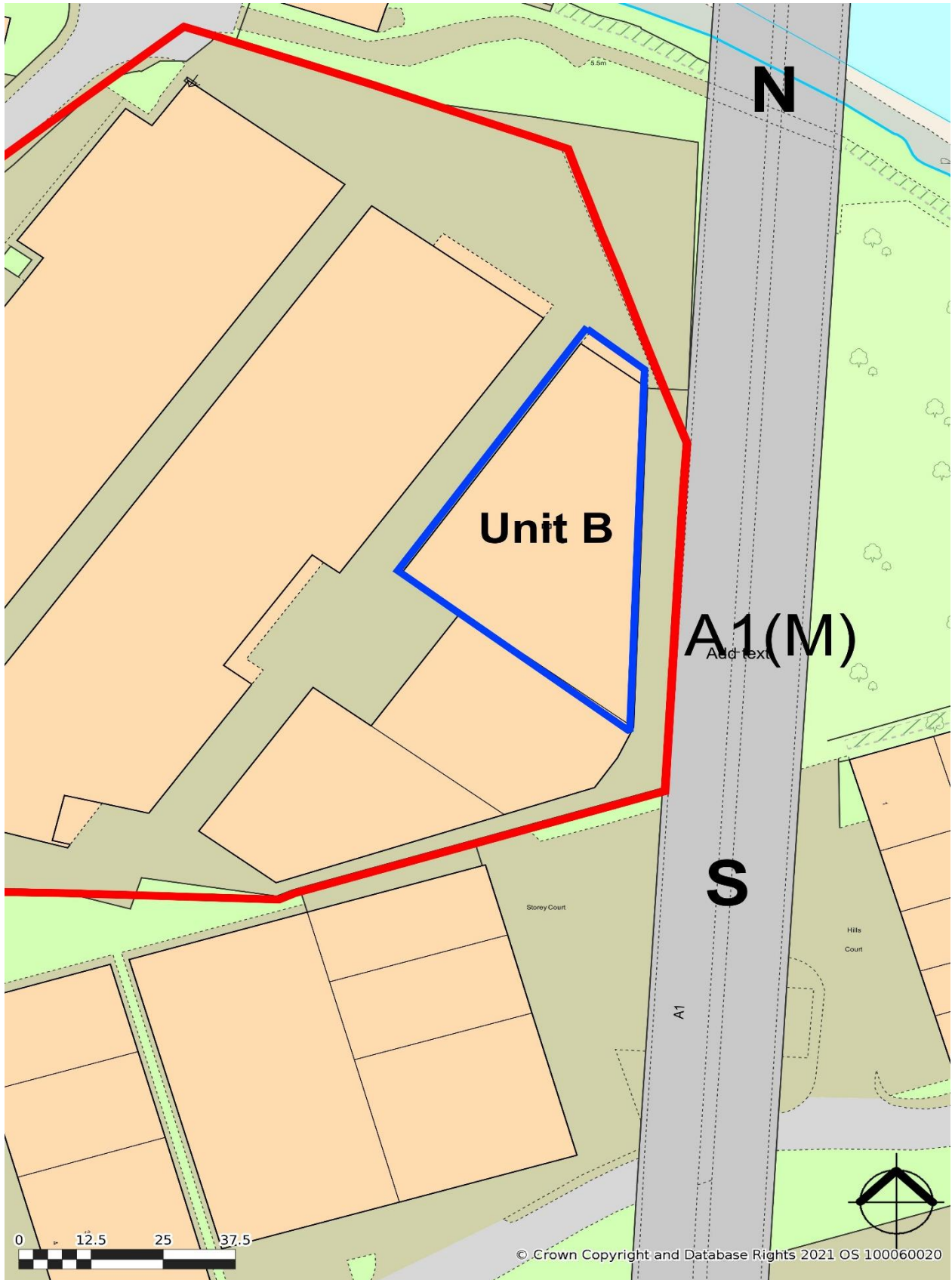
EPC

Energy Rating D



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