



## TO LET - REFURBISHED WAREHOUSE UNIT WITH EXTENSIVE YARD

Units C & D Spencer Road, Blyth Riverside Industrial Estate, Blyth, NE24  
5TG

**Naylors**   
**Gavin Black**  
Commercial Property People

## Location

Units C & D are located on Spencer Road, Blyth Riverside Industrial Estate which is a commercial busy estate combining a number of local, regional and national traders with occupiers including Howdens, Burrells, Travis Perkins, Jewson and Tharsus Engineering.

Blyth is situated on the North East Coast approximately 11 miles from Newcastle City Centre, 5 miles to the South of Ashington and 4 miles to the North of Cramlington. Connectivity is excellent with the A189 approximately 1.5 miles west providing road links to A19 and A1 connecting the region North and South.

## Description

The property comprises a semi-detached industrial warehouse which has recently undergone a major refurbishment to include new roof and new cladding to the elevations.

An office pod has been constructed to include WC facilities, LED lighting and electric heating.

The property has LED lighting, an eaves height of 4.65m to the haunch extending to 9.46m to the apex and there are two loading doors, one on the northern elevation measuring 4m x 4m and one on the western elevation measuring 4.5m and 4.5m which open out to a large part concrete/part tarmac yard of approximately 0.75 acres.

Services are available but not heating. Any interested party should carry out their own enquiries.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) to provide the following Gross Internal Area:

**GIA**                      **1,785 sq. m (19,215 sq. ft)**

## Terms

The property is available on a new FRI lease for a term of years to be agreed.

## Rental

Quoting £76,000.00 per annum exclusive.

## Rates

The valuation office agency describes the property as warehouse and premises (2017 list):

Rateable Value 2018:                      £40,000

## EPC

The property has an energy performance certificate rating of C66.

## Legal Costs

Both parties will be responsible for their own legal costs in respect of any transaction.

## VAT

All figures quoted are exclusive of VAT where chargeable.



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- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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## Further Information

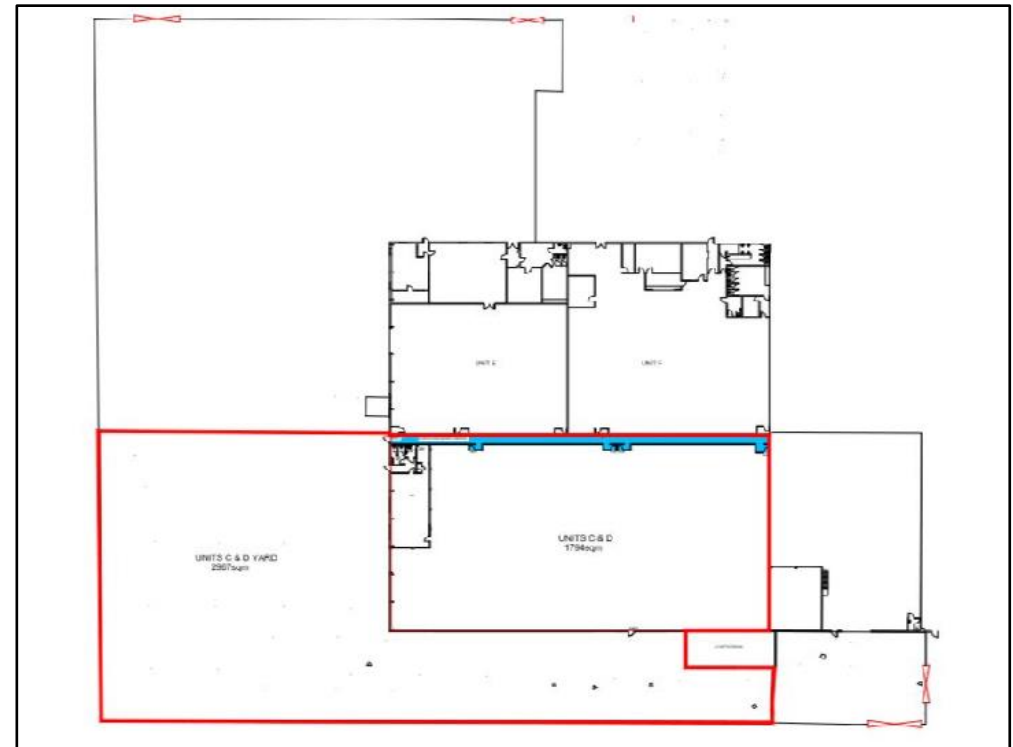
For general enquiries and viewing arrangements please contact sole agents:

Keith Stewart 0191 211 1559

Duncan Christie 0191 211 1564

[keithstewart@naylors.co.uk](mailto:keithstewart@naylors.co.uk)

[duncanchristie@naylors.co.uk](mailto:duncanchristie@naylors.co.uk)



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