



**TO LET**

**Highly Prominent Trade/Industrial Unit**

**Unit 2 Portobello Trade Park, Portobello Road, Birtley, DH3 2SB**

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

- 648m<sup>2</sup> (6,981 sqft)
- 80,000 vehicles pass daily
- Highly prominent semi-detached trade counter unit
- Modern landscaped environment
- 7m eaves
- LED Lighting
- Ground floor offices
- 12 Car parking bays

## Location

Portobello Trade Park occupies a highly prominent position off Portobello Road in Birtley, adjacent to the A1(M). The estate has excellent access to and from the A1(M), lying between Junction 64 and 65, which are both within 1 mile of the site.

The A1(M) in turn leads to the wider regional and national road networks both north and south. Access to the A19 Trunk Road, which is the other main arterial route through the region, is within 6 miles of the estate via the A1231 Sunderland Highway.

## Description

Portobello Trade Park comprises 100,000 sqft of trade, industrial and warehouse space. The development offers a range of units specifically aimed at occupiers seeking prominence and accessibility.

The unit provides a semi-detached property of steel frame construction with part brick elevations with steel profile elevations above and to the roof.

Internally the property has an entrance hallway which leads to open plan office with CAT 2 lighting, data trunking, double glazed windows and gas fired heating. In addition there are WC facilities and a kitchen area.

The warehouse provides a 30kn/m<sup>2</sup> concrete floor with LED lighting, together with an eaves height of 7m and a loading door of 4m wide by 5m high which opens out onto a large concrete service yard surrounded by attractive landscaped areas.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate areas:

	m <sup>2</sup>	ft <sup>2</sup>
Office	53	570
Warehouse	595	6,411
<b>Gross Internal Area</b>	<b>648</b>	<b>6,981</b>

## Terms

The property is available on a new lease for a term to be agreed with the tenant responsible for all repairs and insurance.

## Rent

£69,950 per annum exclusive.

## Services

All mains services are available including three phase electric.



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## EPC

The property has an EPC rating of B 26.

## Rateable Value

The Valuation Office Agency website described the property as 'Warehouse and Premises'.

The Rateable Value effective of April 2023 is £48,000.

## Legal Costs

Each party will be responsible for their own legal fees.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535

## VAT

All figures quoted are exclusive of VAT.

## For further information please contact:

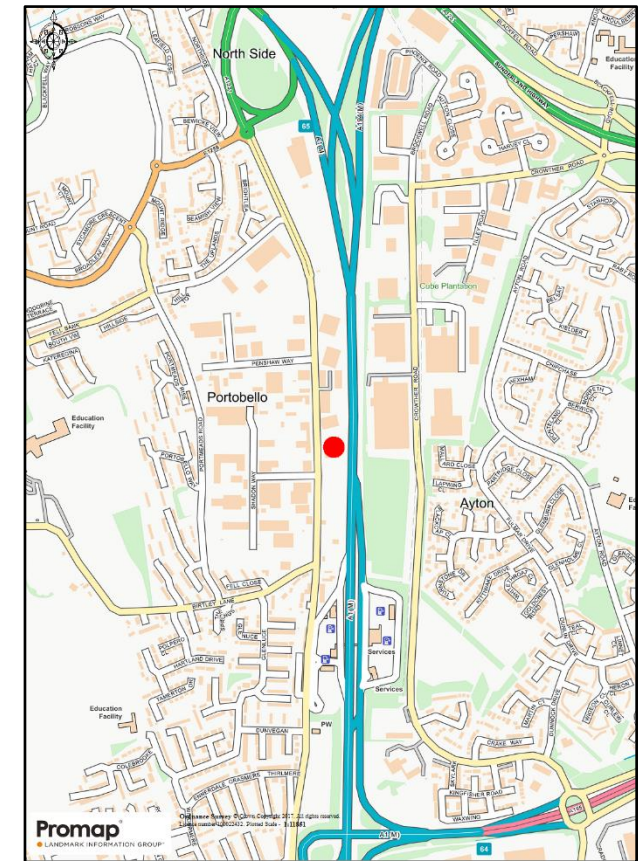
Keith Stewart or Duncan Christie

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Or joint agents HTA Real Estate  
0191 245 1234.



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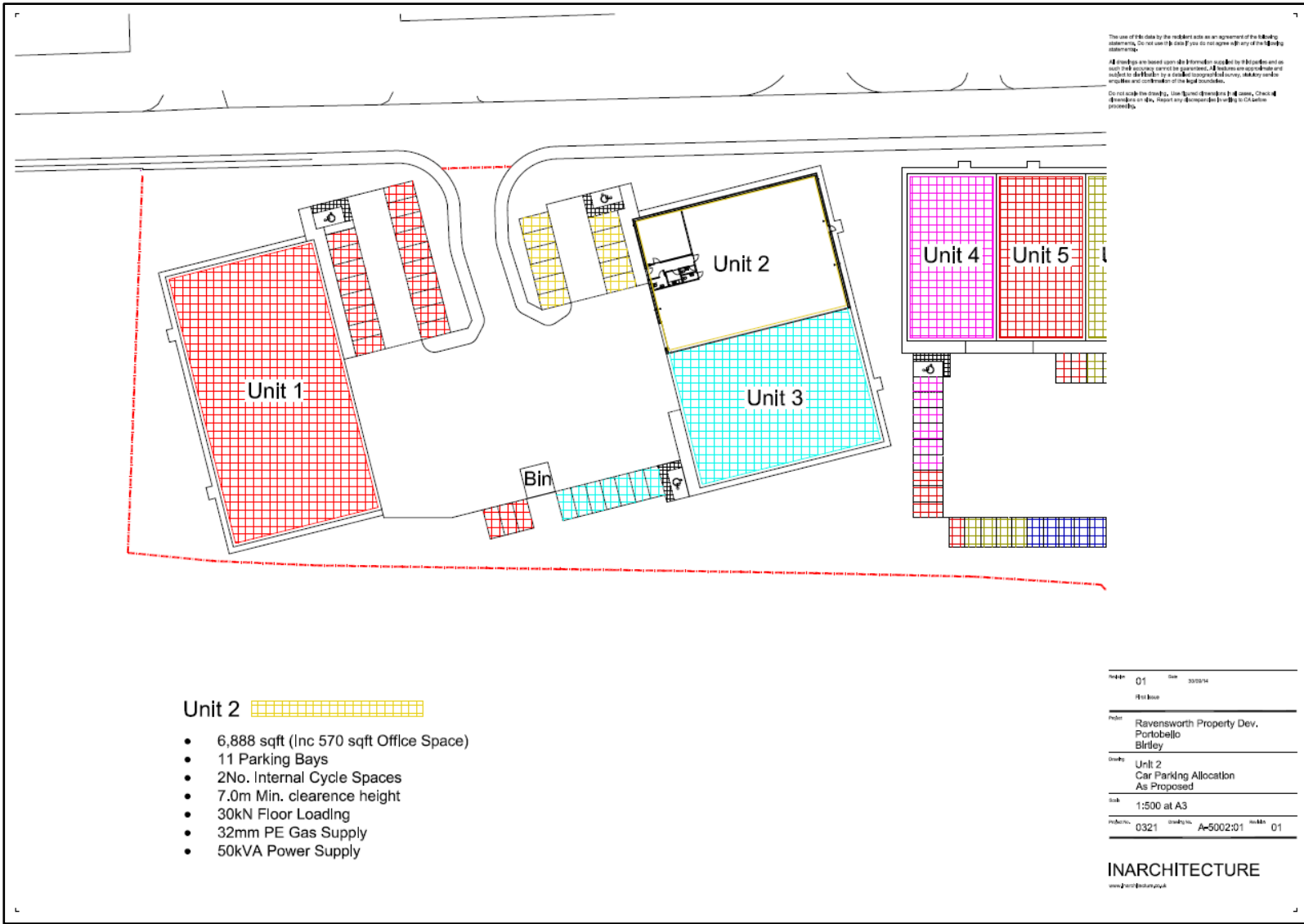
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