

TO LET

Unit 5 Bowes Court,
Barrington Industrial Estate, Bedlington,
NE22 7DW



3,391 ft² (315 m²)

- Available April 2023
- Recently refurbished
- Modern workshop unit set within a secure compound
- Parking available
- Excellent location

For further information please contact:

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Location

Barrington Industrial Estate is located north of Bedlington town centre and benefits from access to the A189 and A1. The estate comprises a mixture of industrial type buildings and a variety of tenants. Notable occupiers include Redmond's and Hanover Dairies. The estate remains very popular with local occupiers and provides a good base for operations in the Northumberland and North Tyneside areas.

Description

The property forms a terrace with brick and clad elevations and a steel profile sheet roof. The unit benefits from concrete flooring, high bay lighting and an electric roller shutter door. W.C facilities are provided with space for a small office area. Externally the unit has a block paved parking area. The unit is set within a secure compound bordered by metal palisade fencing.

Accommodation

The properties comprise the following net internal areas:

	M ²	Ft ²
Unit 5	315	3,391

Terms

The units are available by way of new full repairing and insuring (FRI) leases for a term of years to be agreed. The quoting rent is £22,000 per annum.

Business Rates

The Rateable Value (April 2023 List) is £12,250.

EPC

C (73).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

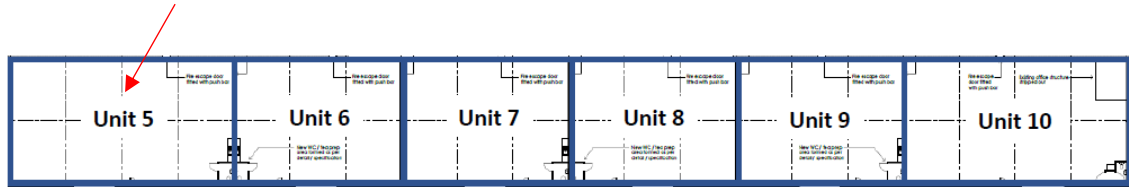
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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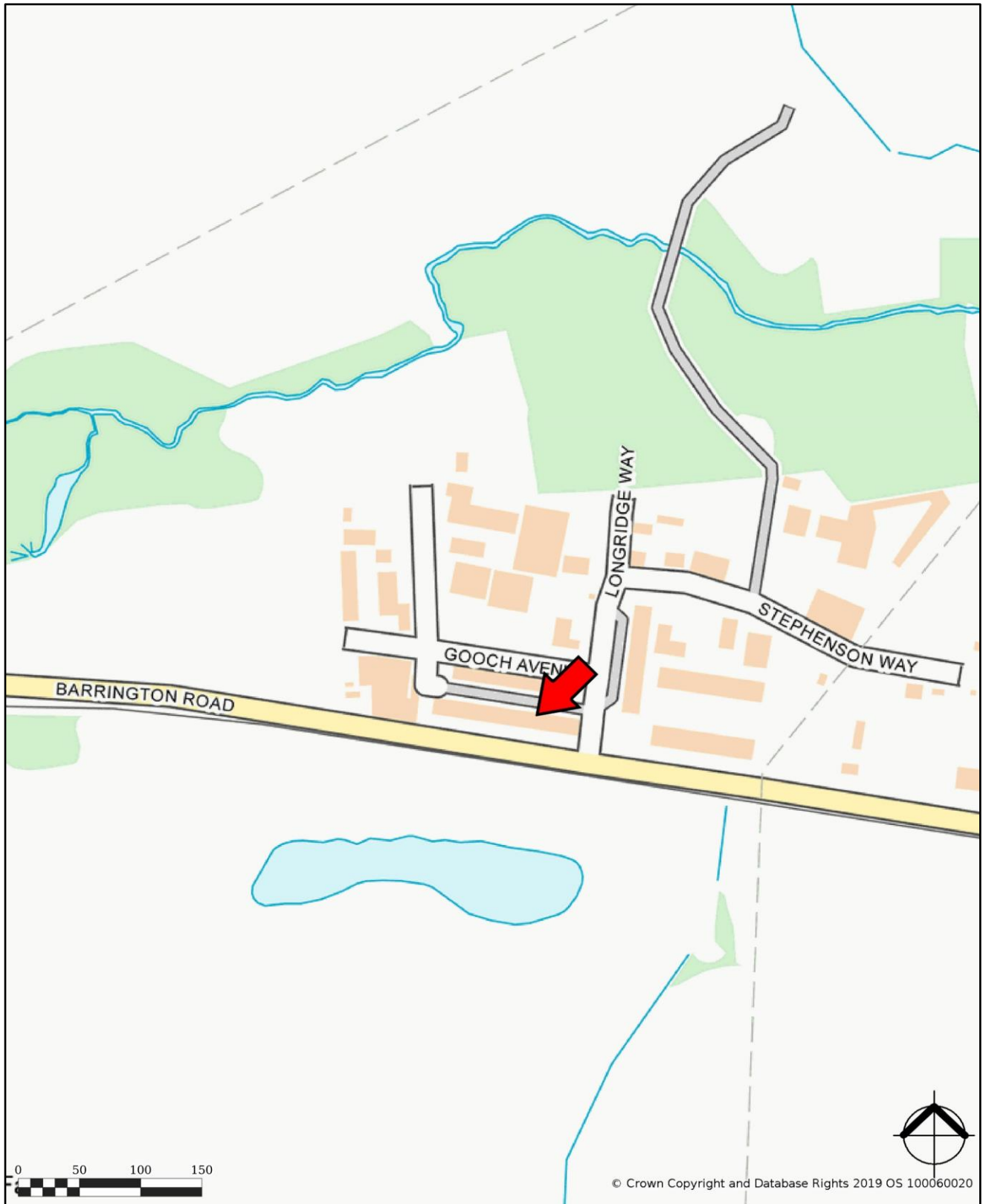
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