

## TO LET

Unit 4 & Unit 10 Bowes Court,  
Barrington Industrial Estate, Bedlington,  
NE22 7DW



**3,391 – 3,649 ft<sup>2</sup>**

- Available Now
- Recently refurbished
- Modern workshop units set within a secure compound
- Parking available
- Excellent location

**For further information please contact:**

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[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

Or alternatively contact our joint agents  
HTA Real Estate:

0191 245 1234

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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 properties form a terrace with brick and clad elevations and a steel profile sheet roof. The units benefit from concrete flooring, high bay lighting and electric roller shutter doors. W.C facilities are provided with space for a small office area. Externally the units have a block paved parking area. The site is set within a secure gated compound bordered by metal palisade fencing.

### Accommodation

The properties comprise the following net internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Unit 4	339	3,649
Unit 10	315	3,391

### Terms

The units are available by way of new full repairing and insuring (FRI) lease for a term of years to be agreed.

	Quoting Rent
Unit 4	£25,000 per annum exclusive
Unit 10	£23,250 per annum exclusive

### Business Rates

The Rateable Values (April 2023 List) for the units are:

Unit 4: £13,250.

Unit 10: £12,250.

### EPC

Unit 4: C (64).

Unit 10: C (73).

### Legal Costs

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

### 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.

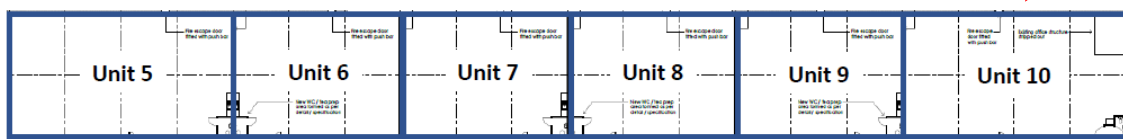


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### VAT

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.

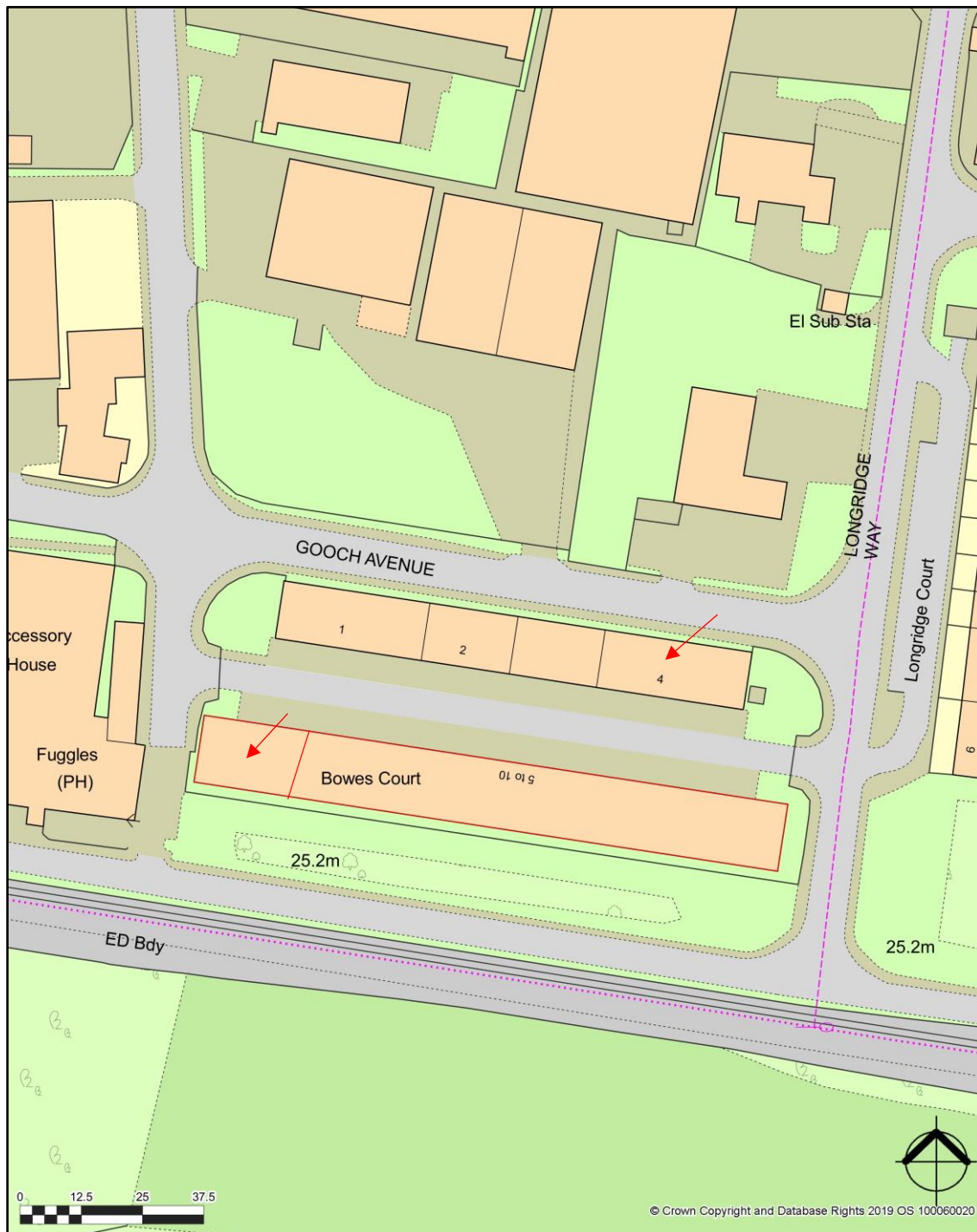


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