



Detached Workshop / Office Premises

2,861 ft² (265.85 m²)

- Rarely Available
- Freehold
- Office and workshop accommodation set within a secure compound with parking.

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FOR SALE

Toll Bridge Road, Blaydon, Gateshead,
NE21 5TB

Location

Toll Bridge Road is situated within Blaydon, approximately five miles to the north west of Gateshead Town Centre and four miles west of Central Newcastle upon Tyne. The estate is accessed off Chainbridge Road, offering close road communications with the A1 Western Bypass and Scotswood Bridge crossing over the River Tyne.

The property is approximately 1.5 miles west of the Metrocentre and less than 1 mile to the east of Blaydon Town Centre. The town centre has a bus station and range of shopping facilities. Blaydon also has a rail station location within half a mile from the property providing a direct rail service to Newcastle Train Station with a circa 15 minute journey time.

Description

The property comprises a detached portal framed unit with warehouse/workshop space and offices. Externally, the property has brickwork elevations beneath a dual pitched roof covered in corrugated metal panels incorporating translucent roof panels. Internally, the warehouse space has blockwork elevations, concrete floor, a mix of LED and strip lighting, along with a three-phase electricity supply. Vehicular access is via an electric roller shutter door measuring 4.87m (wide) x 2.97m (high). Minimum eaves height to underside of the beams is 3.85m, with height to the apex of 6.32m. The workshop has a small office area, stores and WC facilities.

The main offices are double-glazed and heated throughout via an electric heating unit feeding water filled radiators. The office space is cellular

with a mix of floor tiles and carpet, perimeter trunking, intruder alarm and LED lighting. Amenities include WCs and kitchen.

Externally there is tarmacadam parking and loading areas to the front of the unit, with a section of concrete hardstanding to the eastern elevation offering either storage or further parking area. The site is secured by palisade fencing and entrance double gates. The property is not connected to mains sewerage and instead has a septic tank. Previous occupiers have always ensured the tank has been regularly emptied.

Adjacent to the property there is approximately 0.1 acres of rough hardstanding owned by Network Rail, which is suitable for parking or storage. This land is hatched in green on the below plan and is only accessible through the subject property. It has been previously used by occupiers of the subject property via a separate historical lease agreement. No current agreement is in place and the land is not included in the sale.

Services

All mains services are available except gas. All interested parties are requested to make their own enquiries in this respect.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (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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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on the following areas:

	M ²	Ft ²
Offices	91.74	987
Workshop/Warehouse (including Production Offices, Stores and WCs)	174.10	1,874
Total GIA	265.85	2,861

Rating Assessment

The Valuation Office Agency website describes the property as 'Workshop and Premises'.

The Rateable Value (2023 List): £14,250.

Tenure

We understand the property is Freehold.

Quoting Price

£300,000 exclusive.

EPC

The current rating is E (113).

Legal Costs

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

Money Laundering

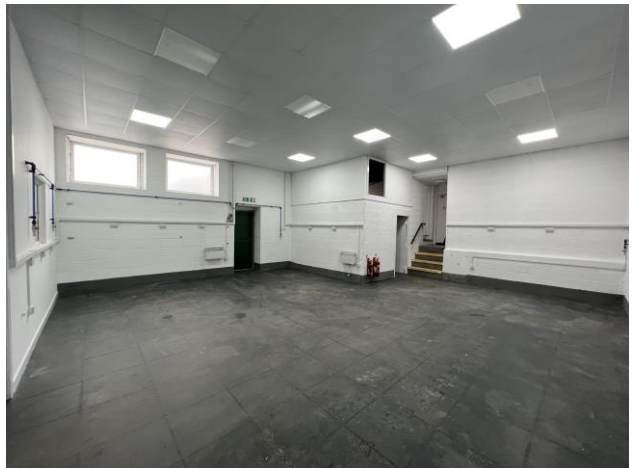
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.

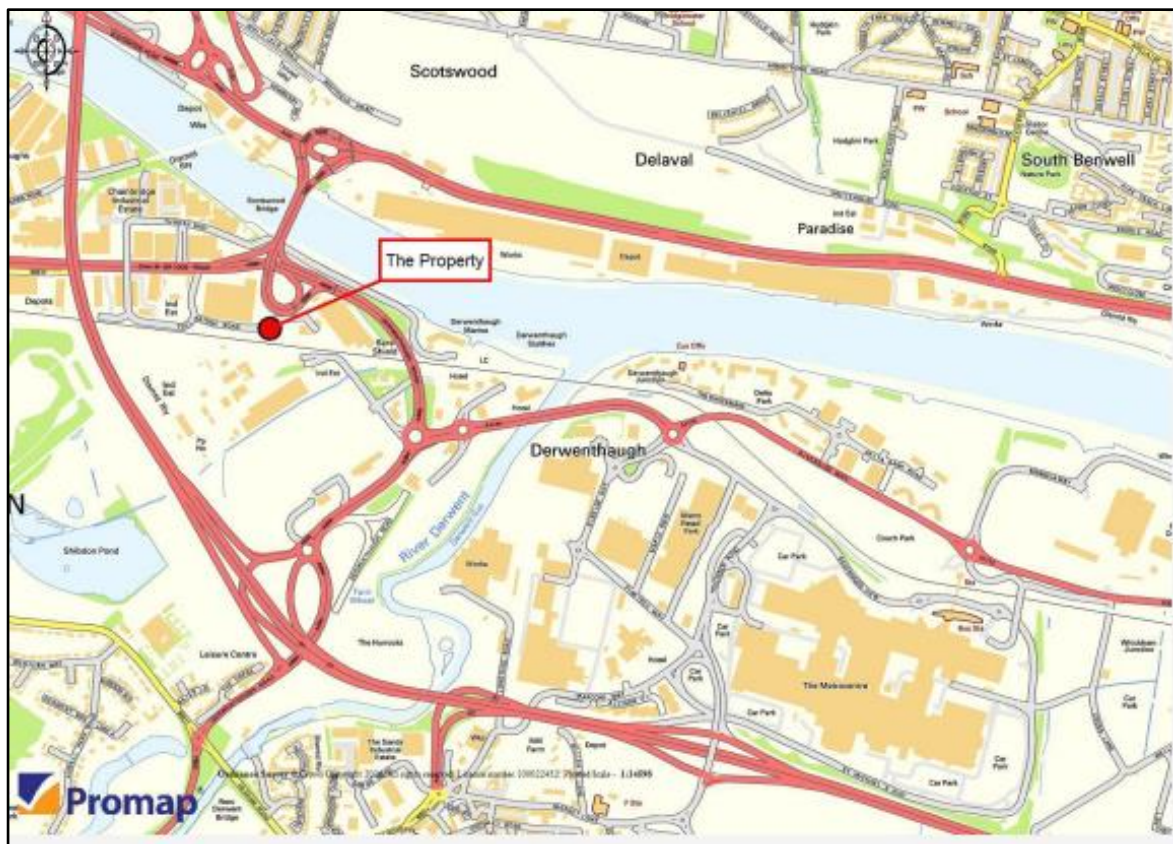
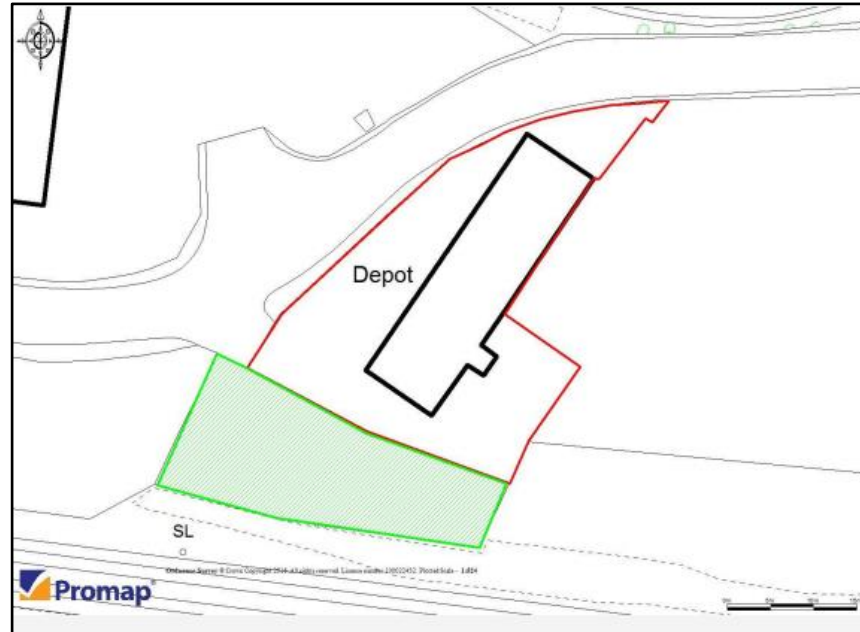


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