

## TO LET

Quantip House, Gooch Avenue, Barrington  
Industrial Estate, Bedlington,  
Northumberland, NE22 7DQ



### Detached Industrial Unit

5,299-10,857 Sq Ft (492.28-1008.62 Sq M)

- Available in whole or part
- Secure compound
- Yard space
- To be refurbished

For further information please contact:

Duncan Christie  
E: [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)  
DD: 0191 211 1564

Jake Smith  
E: [jake.smith@naylorsgavinblack.co.uk](mailto:jake.smith@naylorsgavinblack.co.uk)  
DD: 0191 232 7030

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

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### Location

Quantip House is located just off Gooch Avenue on Barrington Industrial Estate, north of Bedlington Town Centre. The estate comprises a mixture of industrial type buildings with a variety of tenants, notable occupiers include Redmond's and Hanover Dairies. There is easy access to the A189 and A1 and the area remains very popular with local occupiers, as it provides a good base for operations in the Northumberland and North Tyneside areas.

### Description

The property is a detached industrial unit set within its own secure concreted compound, with double gates for access and surrounded by palisade fencing. The unit is of brick and block work construction with steel roof trusses and a double skin profile sheet roof. There are also two further flat roof extensions to the northern and southern elevations of the property. The warehouse area has concrete flooring, a mix of LED and fluorescent tube lighting, along with two floor mounted gas blower heaters. There are further office areas which include W.Cs and a kitchenette. The office space is mainly carpeted with ceiling tiles and recessed fluorescent tube lighting, along with a mix of double and single glazed windows.

The property is available in whole or part and can be readily split into two separate units if required by incoming tenants.

### Services

The unit benefits from all utility connections. Interested parties are advised to make their own enquiries in this respect.

### Accommodation

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

	Sq Ft	Sq M
Unit 1 (Western Elevation)	5,558	516.34
Unit 2 (Eastern Elevation)	5,299	492.28
<b>Total</b>	<b>10,857</b>	<b>1,008.62</b>

### Terms

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

### Rent

	Rent
Unit 1 (Western Elevation)	£22,250.00 pa
Unit 2 (Eastern Elevation)	£21,200.00 pa
Unit 1 & 2	£43,450.00 pa

### EPC

C (65).

### Rateable Value

Please contact the relevant local authority.

### Legal Costs

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

### VAT

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

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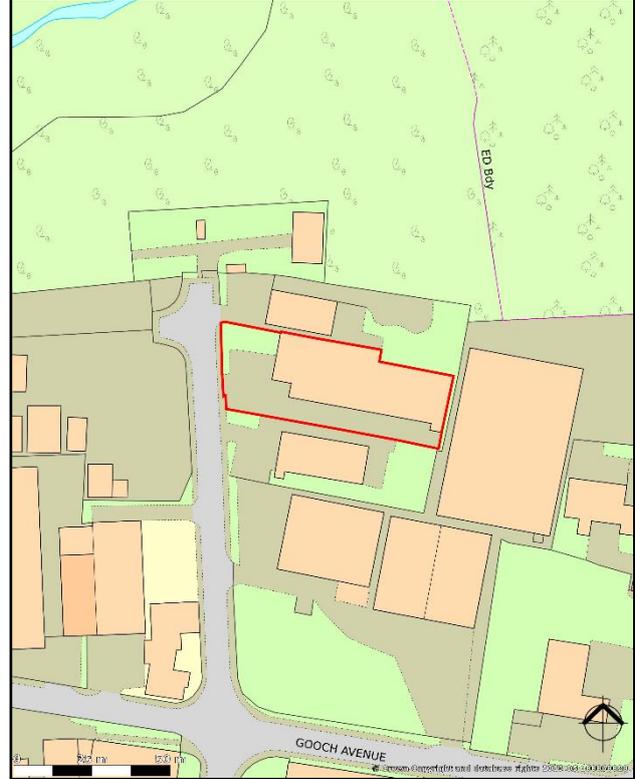
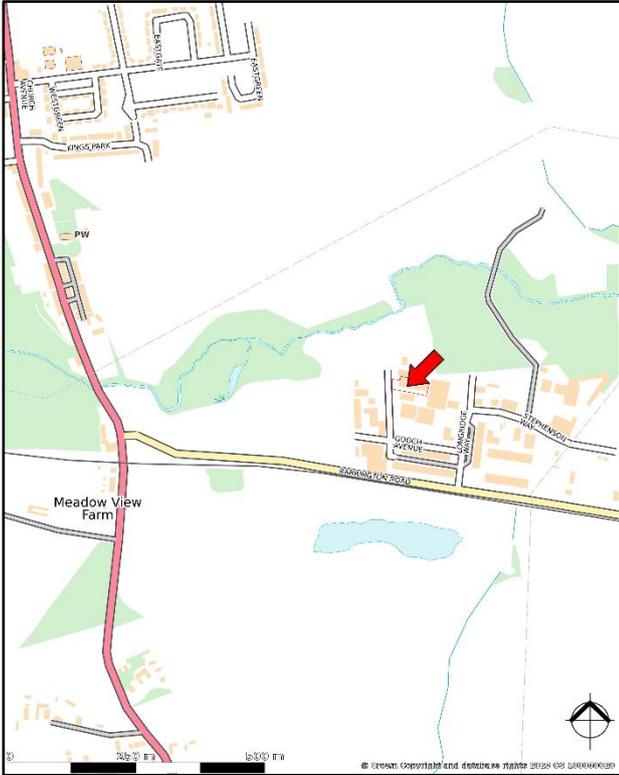
### Money Laundering

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.





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