



TO LET – Industrial Unit

Bywell Sawmill, Bywell, Stocksfield, Northumberland, NE43 7AG

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL

- Available immediately.
- Modern light industrial unit with yard.
- Gated and secure access from main road.
- Rural location with good links to the A69 and A68.

Location

Bywell Sawmill is located just off the A69 in Bywell near Stocksfield. The A69 is the main route between the A1(M) which links Hexham to Newcastle and Carlisle.

The unit is located approximately 5 miles east of Corbridge, 8 miles west of Hexham and 12 miles west of Newcastle upon Tyne.

Stocksfield Train Station is located around a five minute drive away.

Description

The property comprises a detached industrial unit of steel portal frame construction with blockwork walls and steel profile sheet roof.

Internally the warehouse has concrete flooring and an electrically operated roller shutter door measuring 2.5m wide x 2.41m high. Minimum eaves height in the warehouse is 2.55m to the haunch extending to 4.21m at the apex.

In addition to the warehouse there are four further storage and ancillary rooms with mezzanine storage, a kitchen and W.C.

Externally the property benefits from a hardcore yard area to the rear elevation, of around 5,000 sq ft. There is gated and secure access from the main road.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following gross internal area:

	Sq M	Sq Ft
Total	231.88	2,496

Terms

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

Rent

£15,000 per annum exclusive.

EPC

The current rating is C (65).

Rateable Value

The unit has a Rateable Value (April 2023) of £9,900.

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.

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.

For further information please contact:

Duncan Christie

Tel: 07841764765

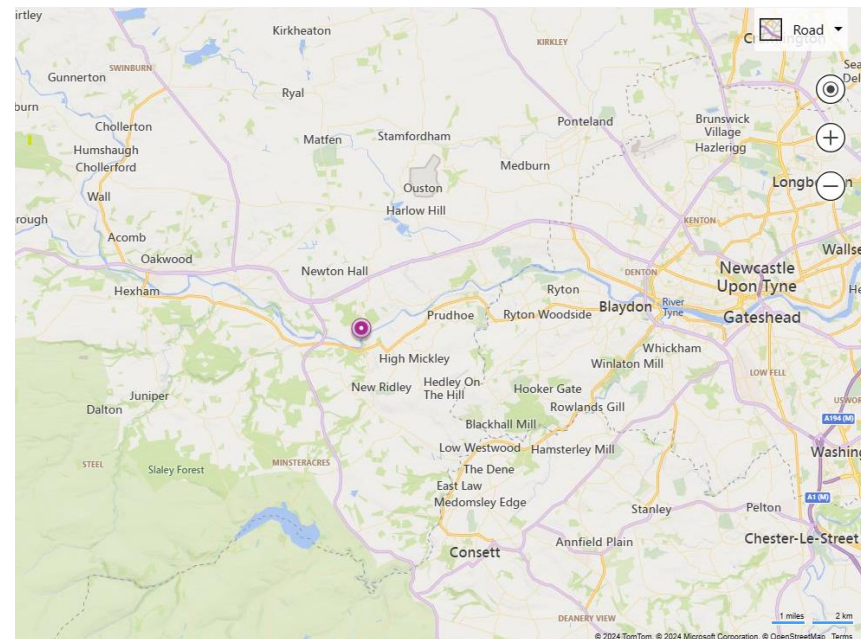
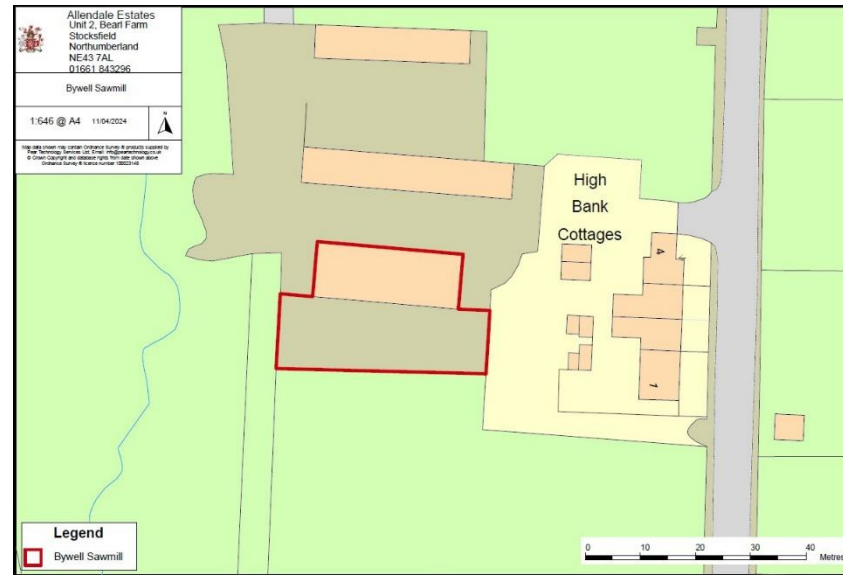
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Alternatively please contact our joint agents Bradley Hall on 0191 232 8080.





NAYLORS GAVIN BLACK LLP 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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