

TO LET

Units 1 & 2, Chainbridge Industrial Estate,
Tundry Way, GATESHEAD, Blaydon-On-Tyne,
Tyne And Wear, NE21 5SJ



Semi-Detached Prominent Trade/Warehouse Unit

25,854 Sq Ft (2,402 Sq M)

- In close proximity to the A1
- Surrounded by a number of local and regional trade occupiers
- Subject to some refurbishment
- Close to local amenities

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Location

The property is situated in Blaydon, Gateshead approximately 4 miles south west of Newcastle upon Tyne.

Blaydon is a well-established commercial and industrial area within the wider conurbation of Tyne & Wear comprising a mix of light industrial, trade counter manufacturing uses.

The property occupies a prominent position on Tundry Way, which is accessed via Chainbridge Road, the main route through Blaydon. Nearby is Blaydon Trade Park, Chainbridge Road Industrial Estate with nearby tenants including Arco, The Tile Shed, Pet Warehouse and Italica UK.

Description

The property comprises two semi-detached interconnected warehouse units of steel portal frame construction with part brick and part profile steel sheet cladding to the elevations. The roof is of profile sheet cladding with translucent roof lights.

Both units currently are separate with the intention to create one large unit. There are W/C and office facilities.

The eaves height extends to a minimum of 5.6 metres, extending to 8.6 metres at the apex. There are three roller shutter doors which are approximately 4.3 metres wide by 3.8 metres wide which open out to loading areas with car parking.

Services

There are main services of electric and mains drainage.

Accommodation

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

	Sq Ft	Sq M
Warehouse (GIA)	25,854	2,402

Terms

The property is available to let on a full repairing and insuring lease for a term of years to be agreed.

Rent

£117,000 per annum exclusive.

EPC

The EPC is available upon request.

Rateable Value

Interested parties are advised to contact Gateshead Council's rating team to establish the current rates payable.

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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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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.



Unit 1



Unit 1

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