

TO LET

Unit 14, Grasmere Way,
Blyth Riverside Business Park, Blyth,
Northumberland, NE24 4RR



Industrial Unit

3,498 Sq Ft (324.96 Sq M)

- Available now
- Mid-terrace industrial unit
- External secure yard space
- Office, kitchen and WC facilities

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Northumberland, NE24 4RR

Location

The property is located within Blyth Riverside Industrial Park which is a busy commercial estate combining a number of local, regional and national occupiers including the likes of Howdens, Velux, Travis Perkins, Jewson and Supernode.

Blyth is situated on the North East coast approximately 11 miles from Newcastle City Centre, 5 miles to the South of Ashington and 4 miles to the North of Cramlington.

Connectivity is excellent with the A189 approximately 1.5 miles West providing road links to the A19 and A1 further connecting the region North and South.

Description

The property is a mid-terrace industrial unit of steel portal frame construction with brick and clad elevations along with a steel profile sheet roof including circa 10% skylights.

The warehouse area has concrete flooring and LED lighting, with a minimum eaves height of 4.24m to the haunch rising to 6.8m maximum eaves at the apex. There is a manual roller shutter door which provides access to the warehouse area measuring 2.97m wide by 4.03m high.

To the rear of the property is an office and amenity block including an office space, kitchen area and male, female and disabled WCs.

Externally, the property has a small secure and gated yard space with plenty of estate parking being available within the wider estate,

Accommodation

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

	Sq Ft	Sq M
Warehouse	2,983	277.16
Office and Amenity Block	514	47.79
Total	3,498	324.96

Rent

£24,500 per annum exclusive.

Maintenance Rent

A maintenance rent is payable at an annual figure of £2,255.60.

EPC

The current EPC rating is E 107.

Rateable Value

The property's current Rateable Value is £11,500 (April 2023 Figure).

Legal Costs

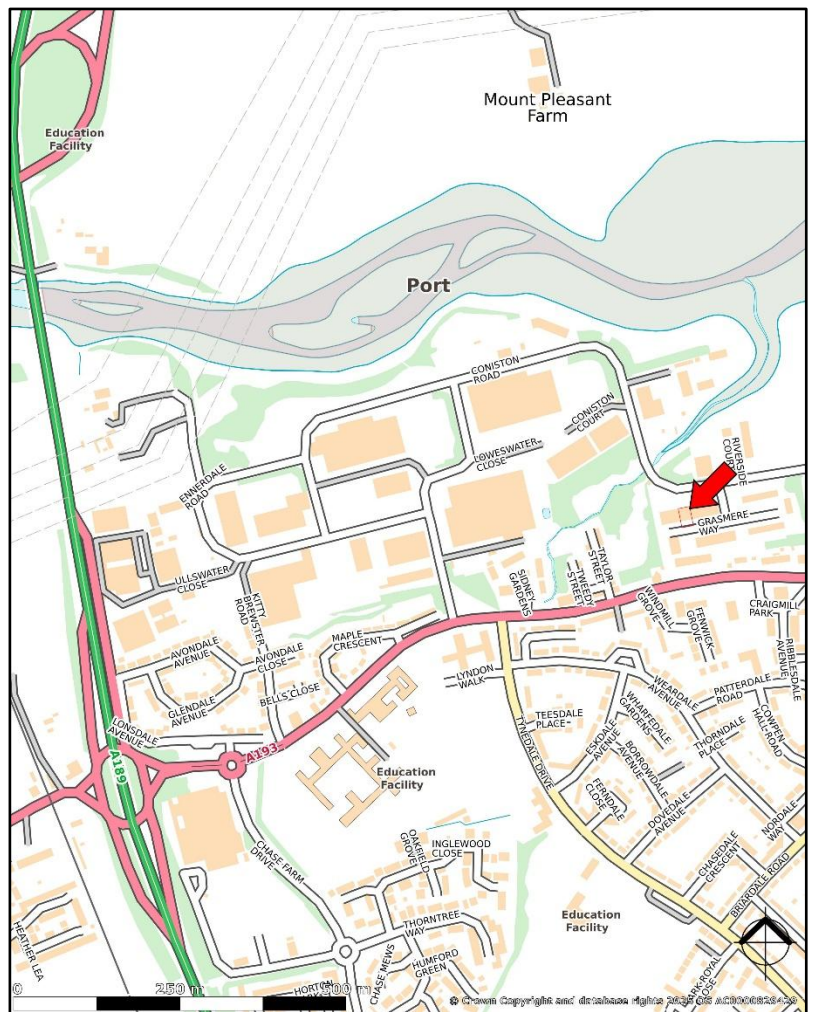
Each party to be responsible for their own legal costs incurred in this transaction.

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.

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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