

to let



The industrial property specialists

**SUITE 5 – 11
27-28 BRENKLEY WAY
BLEZARD BUSINESS PARK
SEATON BURN
NEWCASTLE UPON TYNE
NE13 6DS**



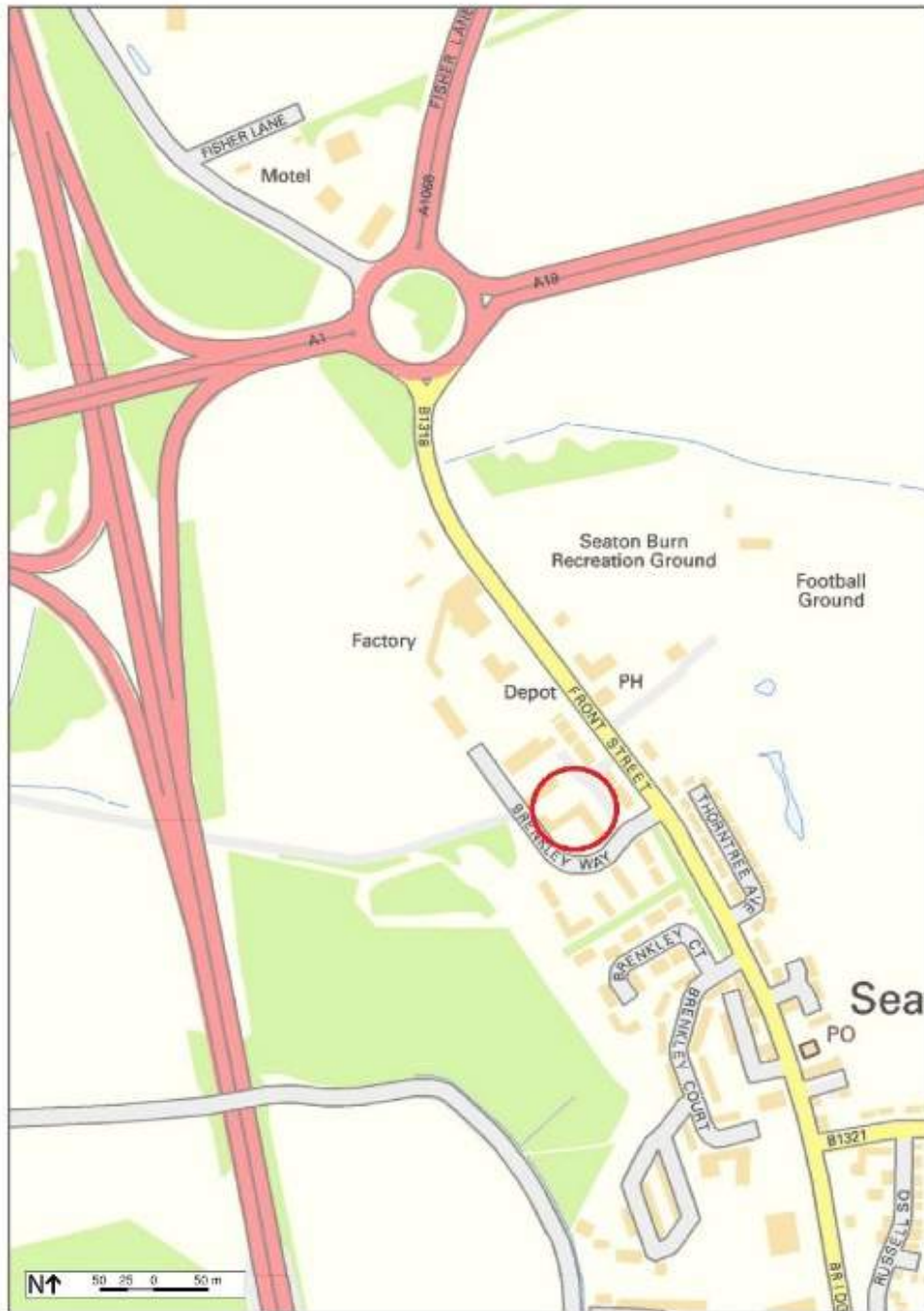
- REFURBISHED SELF-CONTAINED TWO STOREY OFFICES WITH DEDICATED CAR PARKING
- NIA - 323.14 M² (3,478 SQ FT)
- AVAILABLE IN PART OR WHOLE
- INCENTIVES AVAILABLE
- FREEHOLD SALE CONSIDERED

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27-28 Brenkley Way, Blezard Business Park, Seaton Burn, Newcastle upon Tyne NE13 6DS

Map Information
 Scale 1:5658
 Date:
 Reference
 Order No: 1868922

FIND
 PROFESSIONAL MAPPING INTELLIGENCE
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H.M. LAND REGISTRY		TITLE NUMBER
		TY 36 15 09
ORDNANCE SURVEY PLAN REFERENCE	NZ2374 B	Scale 1/1250
COUNTY TYNE AND WEAR	DISTRICT NORTH TYNESIDE	© Crown Copyright



LOCATION

The subject property is located within the Blezard Business Park, Seaton Burn, Northumberland.

This is an established business park location providing numerous local and national occupiers. Access to Blezard Business Park is gained via the (B1318), with the A1 (M) and A19 close by.

Blezard Business Park benefits from all main services and amenities, which are situated on the Seaton Burn, Front Street, a short walk away.

The exact location is shown on the attached plan.

DESCRIPTION

The subject property consists of two storey purpose built brick office of modern construction providing tile covered pitched roof over.

The internal accommodation is arranged to allow for refurbished office accommodation complimented with staff and welfare facilities.

Internal finishes include suspended panel ceilings, suspended lights, plastered partition internal walls and carpet flooring throughout.

The two units are connected via internal door on both ground and first floors.

To the front elevation there is dedicated block paved car parking, with the remainder of the estate offering soft landscaping.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate Net Internal Area:

Suite 8 & 9 : 74.69m²
(804 sq ft)

Suite 5, 6, 7 : 108.79 m²
(1,171 sq ft)

Suite 10 & 11 : 66.15 m²
(712 sq ft)

TOTAL NIA : 249.63 M²
(2,687 SQ FT)

The accommodation can be available in part or whole – Full details upon requested.

SERVICES

The property benefits from all mains services, including mains electric, gas, water and drainage.

Heating is via a wet radiator system serviced by a Combi boiler.

The premises benefit from a security alarm system throughout and security bars to all windows.

(It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.)

BUSINESS RATES

We are advised that the rateable value of the premises is £15,750.

(All interested parties should make their own enquires with the relevant Rating Authority.)

TERMS

The property is available to lease on a new Full Repairing and Insuring lease for a term of years to be negotiated.

RENT

Our client is seeking offers in the region of £18,000 pa.

Freehold offers may be considered in part or whole.

SERVICE CHARGE

A nominal service charge is payable for the maintenance and upkeep of common areas – full details upon request.

ENERGY PERFORMANCE CERTIFICATE

The EPC assessment is D-76

A full copy of the above can be provided upon request.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

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