

to let

**UNIT E
PROGRESSIVE COURT
SPENCER ROAD
BLYTH RIVERSIDE BUSINESS PARK
BLYTH NORTHUMBERLAND
NE24 5TG**



- END TERRACE, TRADE COUNTER WAREHOUSE WITH INTEGRAL OFFICES AND LARGE TARMACADUM FENCED YARD.
- ESTABLISH TRADE LOCATION CLOSE TO JEWSONS & HOWDONS
- GIA: 849.00 M² (9,138 SQ FT)
- SITE AREA : 0.41 HA (1.01 ACRES OR THEREABOUTS)
- RENT : £48,100 PA EXC.



LOCATION

The subject premises are located on Spencer Road, Blyth Riverside Estate, Blyth.

Blyth Riverside is an established industrial estate within Blyth offering a wide selection of warehousing, trade counter and manufacturing operators.

Blyth is well connected to the wider region via the A189 spine road which links the town to the A19 and in turn the A1(M), the main arterial routes through the North East. The Blyth Riverside Business Park is the main industrial area in Blyth with occupiers including Jewson, Travis Perkins and Plumb Centre.

All local amenities and services are situated a short distance away.

The exact location is shown on the attached plan.

DESCRIPTION

The subject premises comprise of an end terrace self-contained trade counter / warehouse facility, with large fenced yard and car parking.

The main building is constructed of steel portal framed design with brick infill walls up to 2.4m offering pitched insulated clad roof over.

The trade counter / offices are of brick construction providing a combination of open plan, cellular offices, W.C. and welfare facilities.

The main warehouse area offers LED high bay lighting, concrete floors and two automatic roller shutter doors (4.4m*5.5m / 4.4m* 4.8m) respectively.

The eaves height internally is 3.5m with an Apex of 8.4m.

Externally, the site provides a large tarmacadam fenced yard, with access to the yard by two gated entrances with car parking

ACCOMMODATION

From onsite measurements the premises have the following areas (GIA):

Trade counter / offices (ground floor)	264.50 m ²
Warehouse/Stores	584.50 m ²

TOTAL GIA **849.00 M²**
(9,138 SQ FT)

TOTAL SITE AREA : **0.41 HA**
(1.01 ACRES OR THEREABOUTS)

SERVICES

It is understood that all main services are provided to the building, including mains gas, electric, water and drainage.

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

BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at:

RV £32,500

(All interested parties should contact the Local Authority to confirm these figures.)

TENURE

The accommodation is available by way of an assignment (or sublease) of the existing FRI lease effective from February 2019 for term of 15 years.

(Alternatively, the landlord would consider a new lease direct.)

RENT

Our client is seeking a rent in the region of £48,100 pa.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

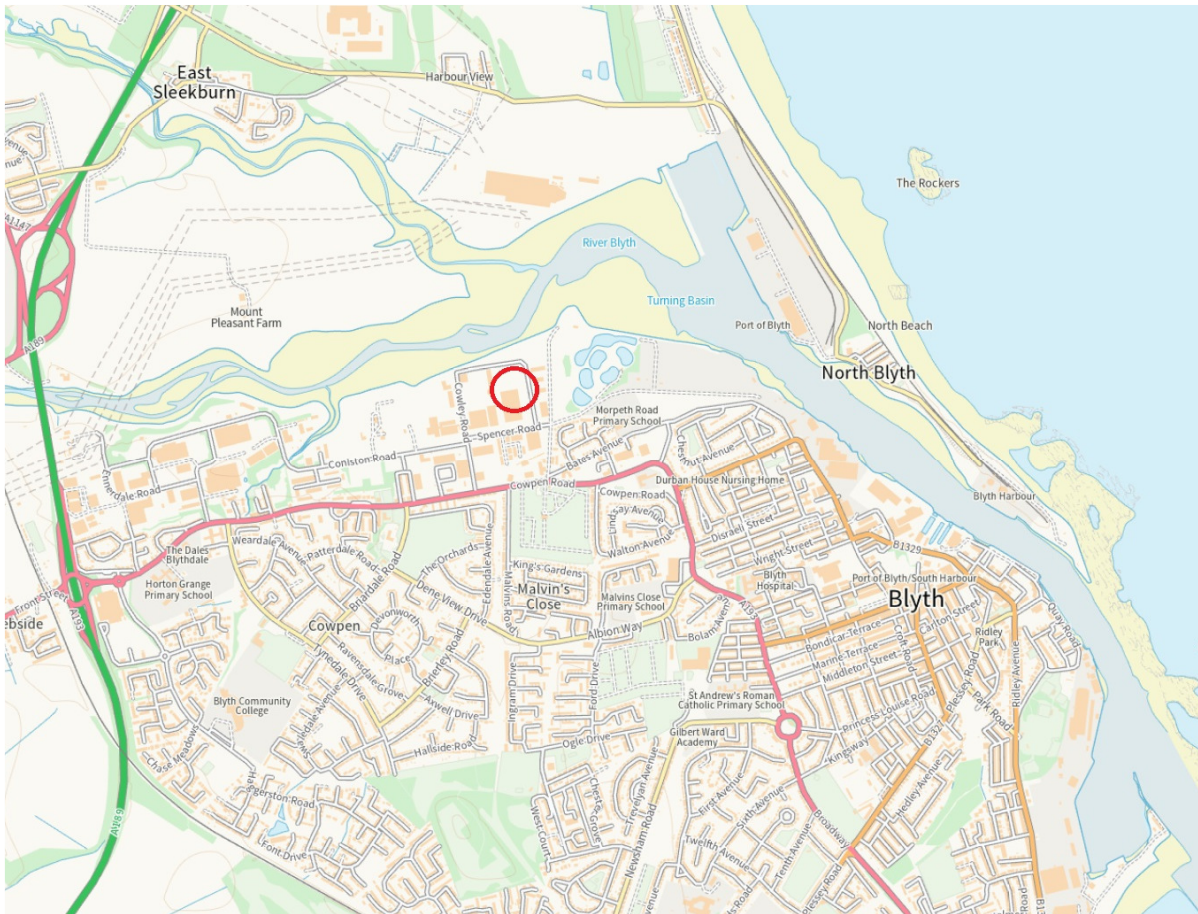
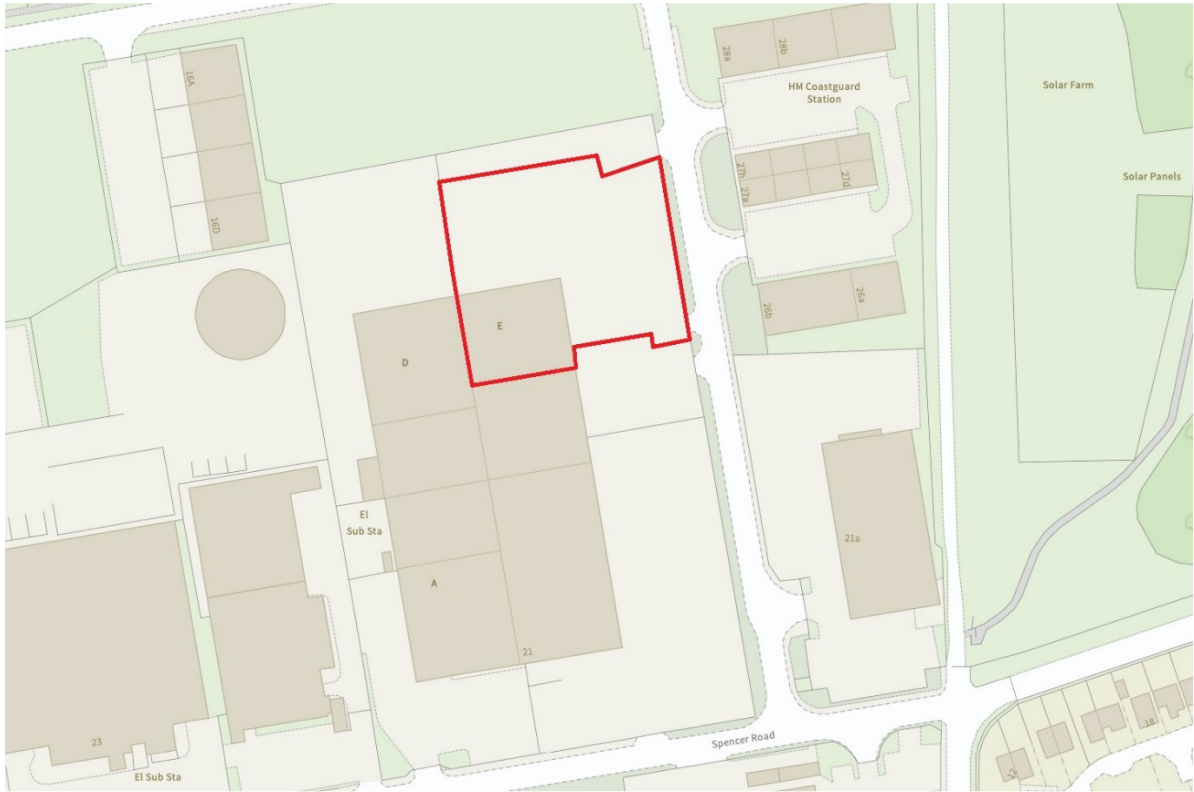
James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

Nov 24



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www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

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(Red lined plan for identification purposes only)



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