

to let



The industrial property specialists

**UNIT 7A(2)
GALAXY BUSINESS PARK
NEWBURN BRIDGE ROAD
BLAYDON ON TYNE
RYTON
NE21 4NT**



- **END TERRACE FACTORY / WAREHOUSE UNIT WITHIN SECURE ESTATE**
- **TOTAL GROSS AREA: 218.54 M² (2,352 SQ FT)**
- **COMPETITIVE RENT / INCENTIVES AVAILABLE**
- **RENT: £14,000 PA EXC**

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



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property
professionalism
worldwide

Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

Blaydon is situated on the south bank of the River Tyne approximately 3 miles west of Newcastle City and Gateshead Town Centres.

The area benefits from excellent communication links being less than 1 mile west of the A1 and A165 which provides access to the regional and national road networks.

The subject property is situated on the popular Galaxy Business Park which is predominantly industrial in nature. The estate offers a selection of workshop / warehouse units with open storage and office accommodation.

The exact location is shown on the attached plan.

DESCRIPTION

The subject property comprises an industrial workshop of concrete portal frame construction, under a pitched asbestos sheet cement roof with brickwork and glazing to elevations.

The property has WC, kitchen, stores and office accommodation on ground and first floor.

The workshop has concrete floors, sodium lighting and an effective eaves height of 3.9m rising to an apex of 6.4m.

Vehicular access is provided via double steel sliding doors to the front (3.5m by 3.5m). Externally

there is parking to the side of the unit.

ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA) :

Office / WC (Ground & First Floor)	41.40 m ²
Workshop	177.14 m ²

**TOTAL GIA: 218.54 M²
(2,352 SQ FT)**

SERVICES

The property benefits from all main services, with the exception of gas.

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

BUSINESS RATES

It is understood the unit has been assessed as follows:

RV : £8,100

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

TENURE

The premises are available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

SERVICE CHARGE

The lease will be subject to a fair and reasonable proportion of the estates service charge for maintenance of common areas.

Full details upon request

RENT

Our client is seeking a rent of £14,000 p.a. exc.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is Band E (107).

Full details available upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

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

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

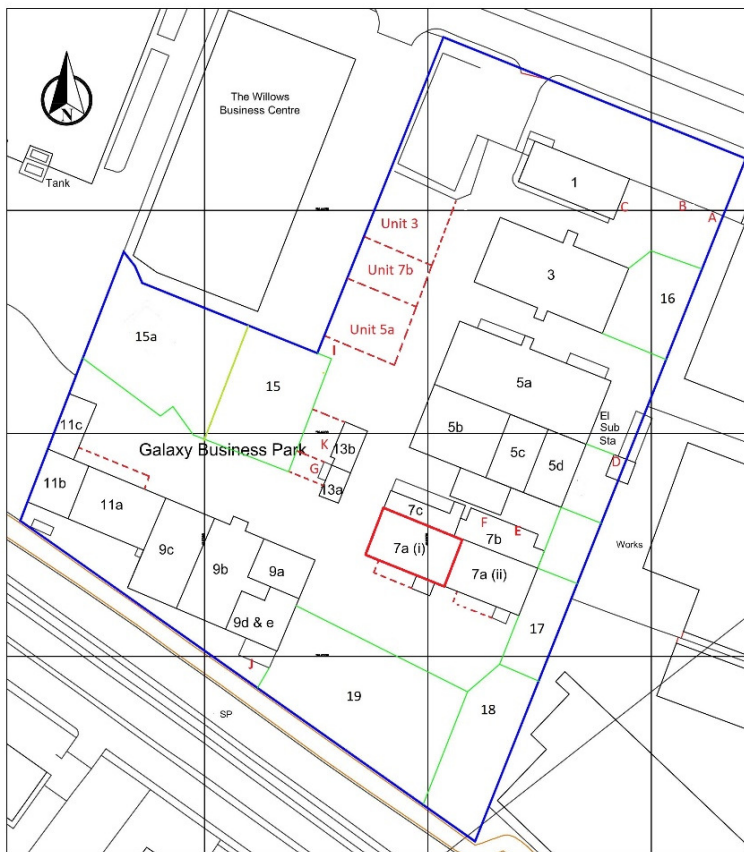
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October 2024





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Map Information
 Scale 1:5664
 Date:
 Reference
 Order No: 1875272



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Energy Performance Certificate

Non-Domestic Building



Unit 7a (i)
Galaxy Business Park
Ryton Industrial Estate, Newburn Bridge Road
BLAYDON-ON-TYNE
NE21 4SQ

Certificate Reference Number:
0230-8998-0343-3950-9090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 107 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	180
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	60.61
Primary energy use (kWh/m ² per year):	358.49

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

83 If typical of the existing stock



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