

to let



The industrial property specialists

**UNIT 13A
GALAXY BUSINESS PARK
NEWBURN BRIDGE ROAD
BLAYDON ON TYNE
RYTON
NE21 4NT**



- **WORKSHOP UNIT WITHIN SECURE ESTATE**
- **TOTAL AREA: 48.55 M² (523 SQ FT)**
- **COMPETITIVE RENT / INCENTIVES AVAILABLE**
- **RENT: £6,000 PA EXC**

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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 brickwork construction under a flat felted roof with parking outside.

Internally the property offers a workshop and office area with an eaves height of 2.91m rising to 3.3m.

Access is provided via two electric roller shutter doors (2.45m by 2.18m) to the front elevation.

(No WC facilities are within this building)

ACCOMMODATION

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

Workshop inc office
48.55 m²

TOTAL GIA: **48.55 M²**
(523 SQ FT)

SERVICES

It's understood that electric and water are connected to the property.

(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 : £3,050

(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 £6,000 p.a.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

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

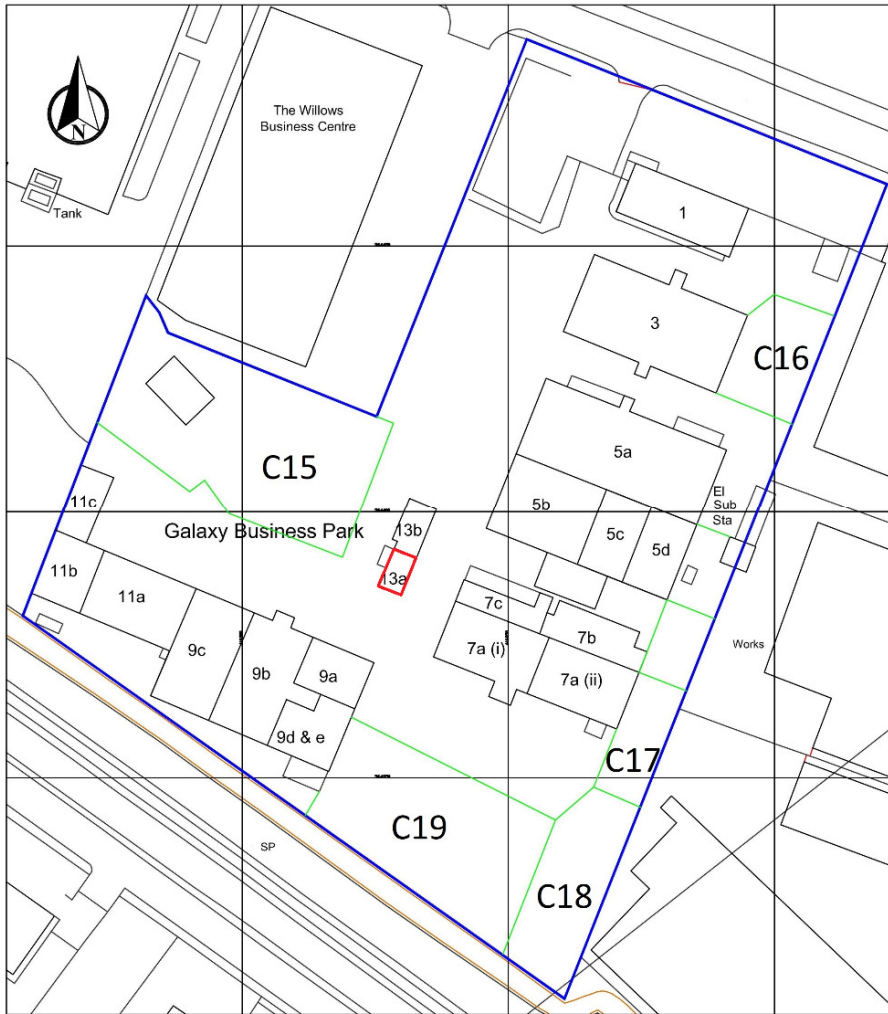
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