

to let



The industrial property specialists

UNIT 6 RIVERSIDE WORKSHOPS CONISTON ROAD BLYTH NORTHUMBERLAND NE24 4RF



- MID TERRACE, MODERN WORKSHOP / WAREHOUSE WITH DEDICATED CAR PARKING
- GIA: 102.86 M² (1,107 SQ FT)
- INCENTIVES AVAILABLE, SUBJECT TO LEASE TERM AND COVENANT
- RENT: £11,000 PA EXC

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



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



LOCATION

The property is located on Coniston Road, Blyth.

Blyth is located 13 miles north of Newcastle upon Tyne and is strategically located on the A189 giving excellent access to surrounding area to the A19 and A1(M).

The surrounding occupiers within the estate are mainly commercial with both leisure and retail close by.

Local services and amenities are situated on Cowpen Road a short distance away.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a self-contained, mid terrace modern workshop with allocated parking.

Constructed of steel portal frame design, with blockwork walls and insulated profile cladding to elevations and roof over, with skylights.

Internally the property is fitted out to a good standard offering concrete floor, strip lighting and effective eaves height of 4.7m, rising to 7.5m to the rear.

WC welfare facilities are located to the rear of the unit.

Vehicular access is via a single manual security roller shutter door (3.4m*3.4m) with an additional pedestrian glazed door.

To the front is a communal loading area with three additional dedicated car parking spaces on site.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area (GIA):

Workshop (Inc WC)	102.86 m ²
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TOTAL GIA	102.86 M² (1,107 SQ FT)
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SERVICES

It is understood that mains, electric (single phase), water and drainage are within the building.

(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 website that the premises are assessed at:

RV £7,300.

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

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

The landlord is seeking a market rent of £11,000 pa. exc.

(Incentives may be offered, subject to covenant and lease term).

SERVICE CHARGE

A small service charge is payable for the maintenance and up keep of common areas.

RENT BOND

A rent bond of 3 months is required and held for the duration of the lease.

ENERGY PERFORMANCE CERTIFICATE

D – 79.

Full details 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:

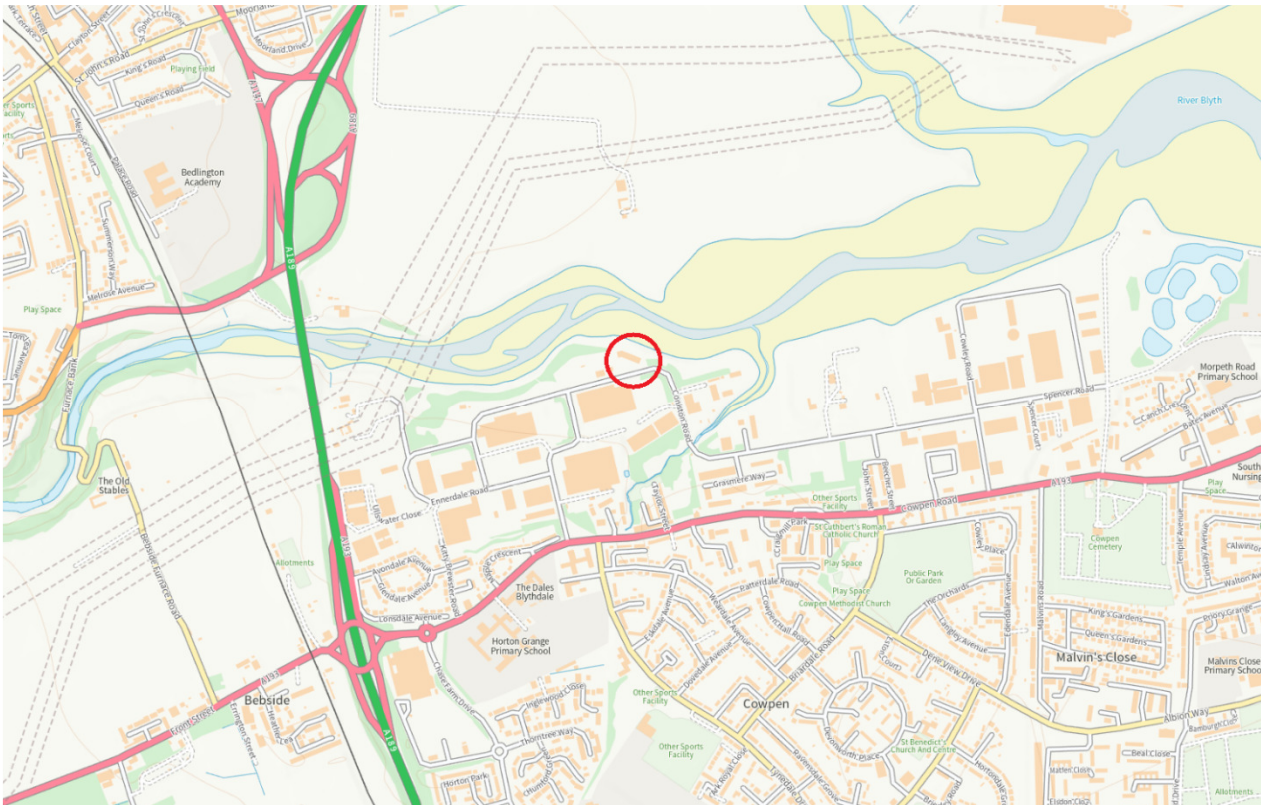
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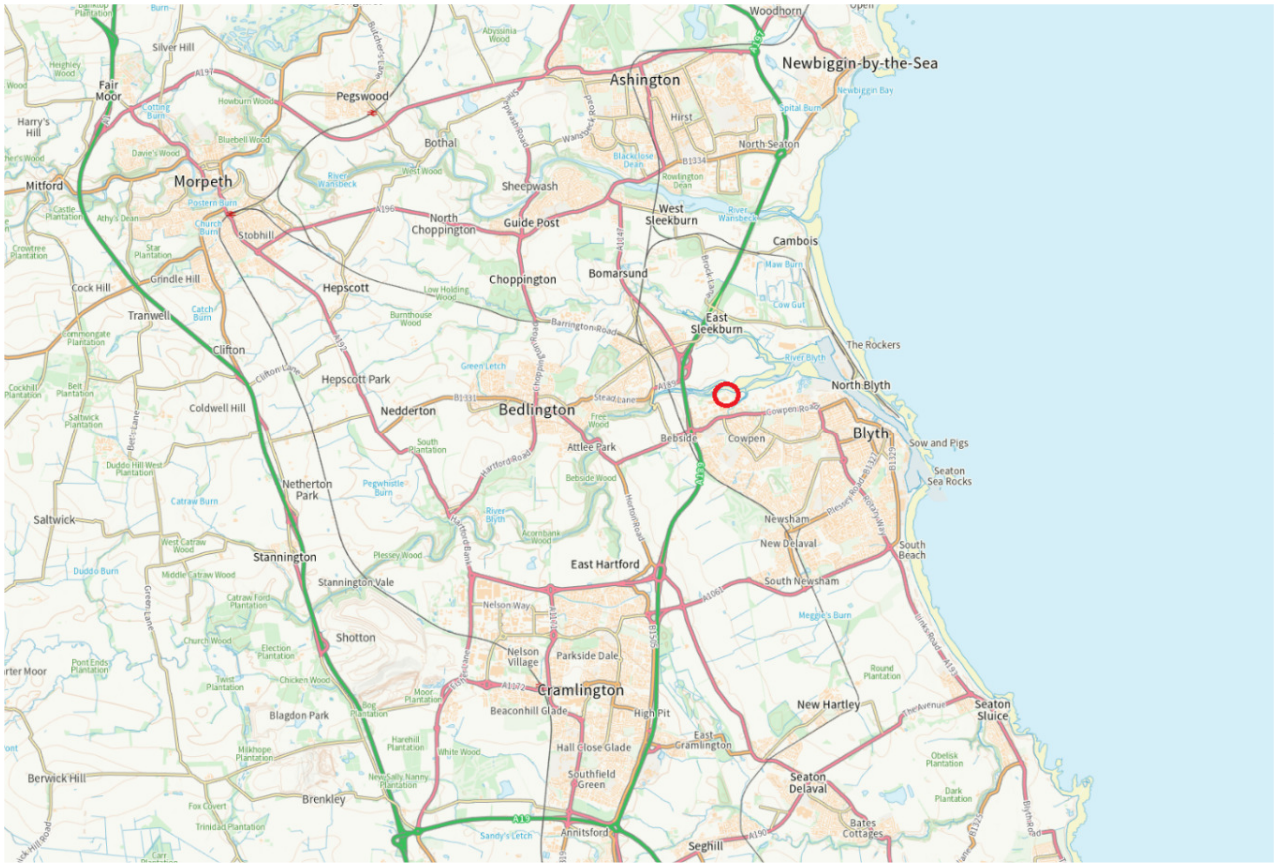
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