



To Let

NE21 5TR

**Unit 11 Blaydon Trade Park
Toll Bridge Road, Blaydon**

- Fully refurbished modern trade unit
- Highly visible from Chain Bridge Road
- Established Trade Park location
- Superb Access to A1M
- Other occupiers include Floors 4 You, Parts Alliance, M&S Supplies and Lord Tool Hire

SUBJECT TO CONTRACT

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Location

Blaydon is located approximately four miles to the west of Newcastle upon Tyne and five miles from Gateshead. The town benefits from good road access to the A1 Western Bypass north and south and to Scotswood Road into Newcastle City Centre.

Blaydon Trade Park is prominently located on the southern side of Chainbridge Road, with access off Toll Bridge Road.

The Park is less than a mile east of Blaydon town centre, with a range of shopping facilities and a bus and train station with direct service to Newcastle Train Station in a journey time of approximately 15 minutes.

Description

A mid terrace high-quality warehouse unit of steel frame construction to a minimum eaves height of 4.11m. The unit incorporates heating and lighting in the warehouse with a glazed entrance canopy. The unit has recently been refurbished to a high standard.

The warehouse area has a solid concrete floor, brick walls to dado level clad above with insulated profile metal sheeting and to the roof which incorporates translucent rooflights. There is a sectional up and over door to the front elevation which is 4.13m x 3.4m.



Accommodation

	sq. m	sq ft
Total GIA	334.4	3,599

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£18,000** per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £25,750. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC Rating of B45. A copy of the certificate is available on request.

Viewing

Via Agents HTA Real Estate

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