



## INDUSTRIAL UNITS TO LET

**Corbridge Business Centre, Tinklers Yard, Corbridge, Northumberland, NE45 5SB**

Semi-detached industrial units | Popular affluent village | Located adjacent to train station | On site car parking |

### LOCATION

Corbridge is an affluent village situated in the Tyne Valley, approximately 15 miles west of Newcastle upon Tyne and 5 miles east of Hexham. The village lies immediately south of the A69 Trunk road which connects Newcastle in the east to Carlisle in the west. There is also a main line railway station which lies adjacent to the subject property.

The village is popular with both residents and tourists and enjoys a range of facilities including a selection of shops, bars, restaurants and other facilities.

The subject property is located adjacent to the railway station, on the south side of the river within a mixed use office, nursery and industrial development.

## DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with brick elevations and pitched roof. It benefits from UPVC double glazed windows. The building has been divided into two units.

Unit 1 comprises an industrial unit with showroom/office accommodation spread over ground floor and mezzanine. The building is heated by a gas fired central heating system to radiators. The unit benefits from a loading door approximately 3 metres wide x 3.4 metres high with an eaves height of 5.8 metres and ridge height of 6.8 metres.

Unit 2 comprises a single warehouse/workshop space with electric roller shutter door approximately 3 metres wide x 3.8 metres high, with an eaves height of 5.8 metres and a ridge height of 6.8 metres.

## ACCOMMODATION

The units provide the following gross internal floor areas:

### Unit 1

Warehouse	353.00 sq m	(3,800 sq ft)
Mezzanine	78.03 sq m	(840 sq ft)
Total	431.03 sq m	(4,640 sq ft)

### Unit 2

Warehouse	278.54 sq m	(2,998 sq ft)
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The units could be occupied as a single unit.

## RENT

The units are available to let (subject to vacant possession being obtained) at the following rates:

Unit 1                                    £28,500 per annum

Unit 2                                    £19,500 per annum

The property is registered for VAT and therefore VAT is payable on the rent and all other charges.

## TENURE

The units are available to let by way of a full repairing and insuring lease for a term of years to be agreed.

There is a small estate service charge. Further details are available on request.

## RATEABLE VALUE

The whole of the property is entered into the Rating list as follows:

Description:                            Workshop & premises

Rateable Value:                        £36,750

An application has been made to the VOA to provide a split assessment for each of the units.

## VIEWING

Strictly by appointment by sole agents youngsRPS.  
Contact Paul Fairlamb or Chris Pattison Tel: 0191 2610300

## LEGAL COSTS

Each party is to bear their own legal costs.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

*All figures quoted above are exclusive of VAT where chargeable.*

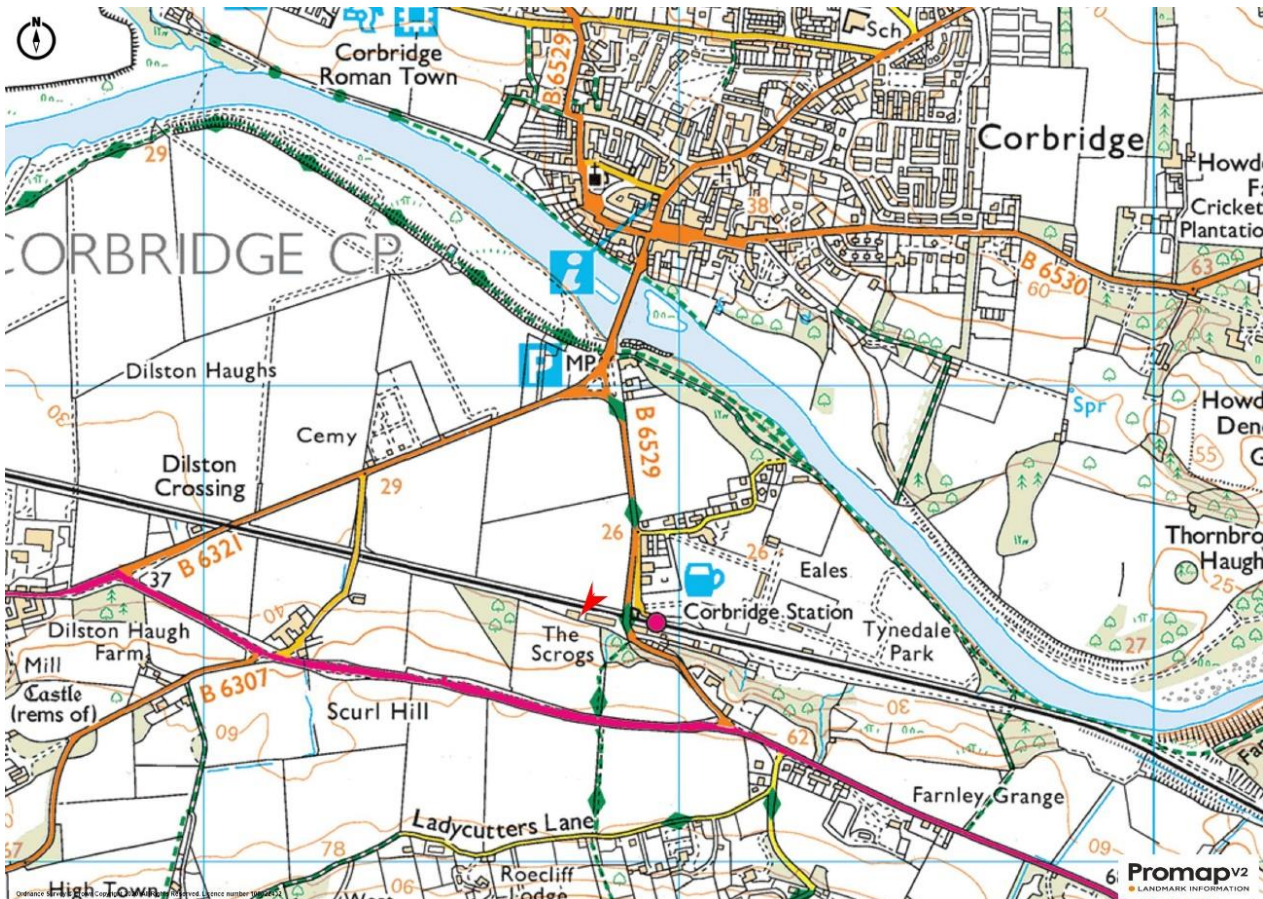
## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates have been commissioned and will be available soon.

Copies of the Energy Performance Certificates and Recommendation Reports will be available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)





## Particulars prepared April 2025

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