



# To Let

## Units 1 & 10 Bowes Court, Barrington Industrial Estate, Bedlington NE22 7DW

- 3,391 – 3,661 ft<sup>2</sup>
- Refurbished workshop units within a secure compound
- LED Lighting
- 3 phase power
- Immediately available

**SUBJECT TO CONTRACT**

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## Location

Barrington Industrial Estate is located north of Bedlington town centre and benefits from access to the A189 and A1. Notable occupiers include Redmond's, Ringtons and Hanover Dairies. The estate remains very popular with local occupiers and provides a good base for operations in the South East Northumberland area.

## Description

The property forms two opposing terraces with brick and clad elevations and a steel profile sheet roof. The units benefit from concrete flooring, high bay LED lighting and an electric roller shutter doors. W.C facilities are provided with space for a small office area. Externally the units have block paved parking areas with concrete aprons in front of the loading doors. The units are set within a secure fenced compound bordered by metal palisade fencing.



## Accommodation

|         | M <sup>2</sup> | Ft <sup>2</sup> |
|---------|----------------|-----------------|
| Unit 1  | 340.11         | 3,661           |
| Unit 10 | 315.02         | 3,391           |

## Terms

Available by way of new full repairing and insuring leases for a term to be agreed.

## Rent

|         |                             |
|---------|-----------------------------|
| Unit 1  | £25,000 per annum exclusive |
| Unit 10 | £23,250 per annum exclusive |

## Business Rates

The Rateable Values (April 2023 VOA List) for the units are:

|          |         |
|----------|---------|
| Unit 1:  | £13,250 |
| Unit 10: | £12,250 |

## Energy Performance Certificate (EPC)

|          |       |
|----------|-------|
| Unit 1:  | D(77) |
| Unit 10: | C(73) |

## Services

We understand that the property is connected to all mains services. All interested parties must however make their own investigations into service provisions.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Viewing

Via Agents HTA Real Estate: -

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Contact: Russell Taylor  
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Or joint agent Naylor's Gavin Black 0191 232 7090



