

www.htare.co.uk 0191 245 1234



To Let

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

- 3,391 3,661 ft²
- Refurbished workshop units within a secure compound
- LED Lighting
- 3 phase power
- Immediately available

SUBJECT TO CONTRACT

Contact: Nick Atkinson Email: nick@htare.co.uk Direct Tel: 0191 245 3011

HTA Real Estate

Floor A, Milburn House, Dean Street, Newcastle upon Tyne NE1 1LE **T: 0191 245 1234**



Location

Barrington Industrial Estate is located north of Bedlington town centre and benefits from access to the A189 and A1. Notable occupiers include Redmondis, 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 ²	Ft ²
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: -

Contact: Simon Hill Email: <u>simon@htare.co.uk</u> Direct Tel: 0191 245 3010

Contact: Russell Taylor Email: <u>Russell@htare.co.uk</u> Direct Tel: 0191 245 3012

Or joint agent Naylors Gavin Black 0191 232 7090

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HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correct but correctness of each of them. (iii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated. Feb 2020



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