



## To Let

### Unit 2 Portobello Trade Park, Birtley DH3 2SB

- Highly Prominent Trade Counter
- GIA 648 m<sup>2</sup> (6,981 ft<sup>2</sup>)
- 80,000 Cars Passing Daily
- Ground Floor Offices
- 7m Eaves
- LED Lighting
- 12 Car Parking Bays
- Up and Over Loading Door



### Location

Portobello Trade Park occupies a highly prominent position off Portobello Road in Birtley, adjacent to the A1(M). The estate has excellent access to and from the A1(M), lying between Junction 64 and 65, which are both within 1 mile of the site.

The A1(M) in turn leads to the wider regional and national road networks both north and south. Access to the A19 Trunk Road, which is the other main arterial route through the region, is within 6 miles of the estate via the A1231 Sunderland Highway.

### Description

Portobello Trade Park comprises 100,000 sqft of trade, industrial and warehouse space. The development offers a range of units specifically aimed at occupiers seeking prominence and accessibility.

The unit provides a semi-detached property of steel frame construction with steel profile elevations above and to the roof.

Internally the property has an entrance hallway which leads to open plan office with CAT 2 lighting, data trunking, double glazed windows and gas fired heating. In addition, there are WC facilities and a kitchen area.

The warehouse provides a 30kn/m<sup>2</sup> concrete floor with LED lighting, together with an eaves height of 7m and a loading door of 4m wide by 5m high which opens out onto a large concrete service yard surrounded by attractive landscaped areas.

### Accommodation

	Sqm	Sq ft
Warehouse	595	6,411
Offices	53	570
<b>Total GIA</b>	<b>648</b>	<b>6,981</b>

### Business Rates

The premises are listed on the Valuation Office Agency website with RV of **£48,000** from 1<sup>st</sup> April 2023.

### Terms

The property is available on a new lease for a term to be agreed at a rent of **£69,950** per annum exclusive.

### VAT

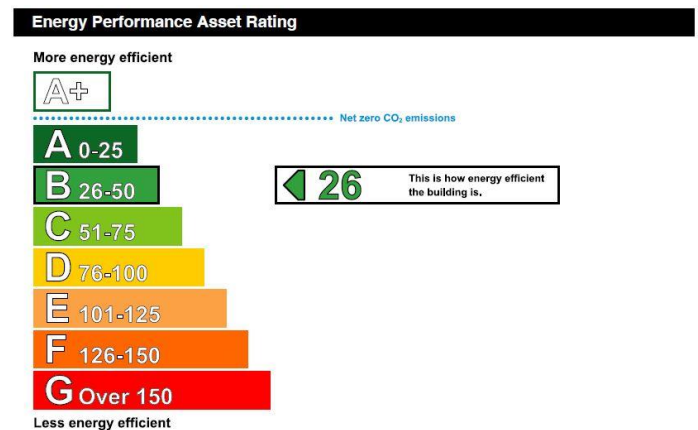
All figures quoted are exclusive of VAT which may apply.

### Services

We understand that the property is connected to mains supplies of water, three phase electricity and drainage to the main sewer.

### Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is B(26).



### Viewing

Via agents HTA Real Estate

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**Russell Taylor**

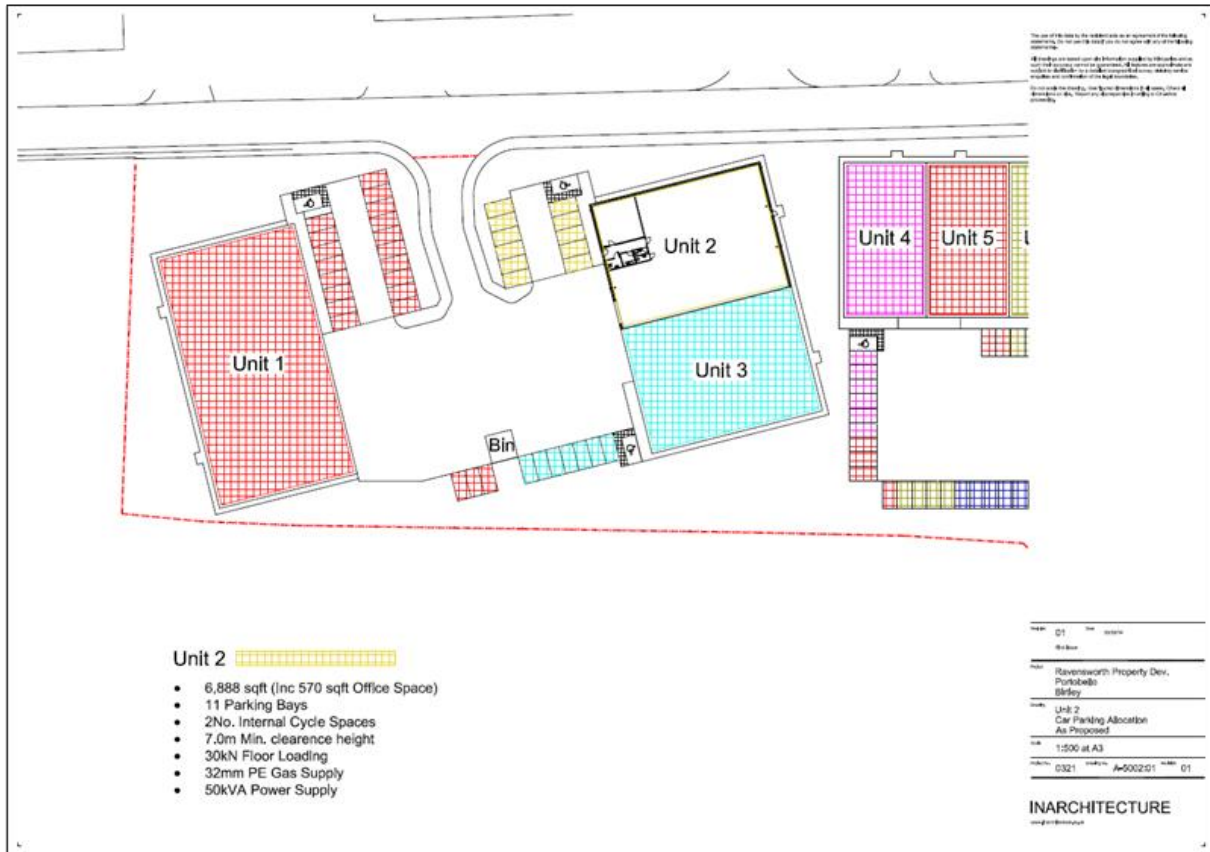
[russell@htare.co.uk](mailto:russell@htare.co.uk)

0191 245 3012

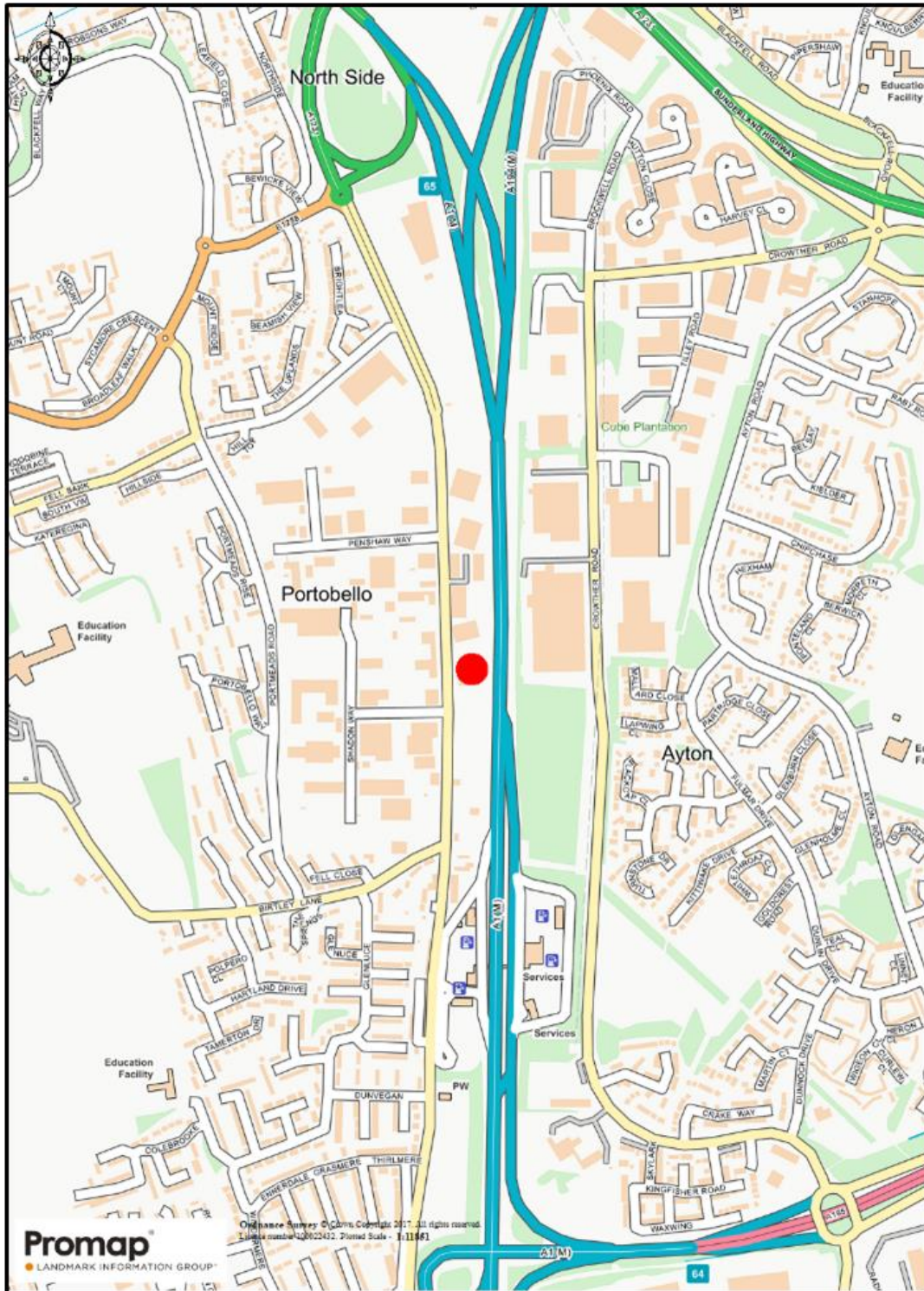
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Or joint agent Naylor's Gavin Black 0191 232 7030









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