



For Sale

2,744.2m² (29,539ft²)

**TUNDRY WAY, BLAYDON-ON-TYNE,
TYNE & WEAR,
NE21 5ST**

- Detached industrial unit and warehouse with offices
- Prominent location
- LED lighting
- Yard and car parking
- 2 loading doors
- Warehouse eaves height 5.25m

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.

The unit is prominently located on the northern side of Chainbridge Road, with access off Tundry Way. Blaydon town centre is less than a mile to the east, with a range of shopping facilities and a bus and train station with a direct service to Newcastle Train Station in a journey time of approximately 15 minutes.

Description

The original production area is of steel portal frame construction with brick and blockwork elevations with coated steel sheet cladding above to an eaves height of 2.96m to underside of haunch and 4.75m to the apex. The roof is covered with coated steel sheet cladding with roof lights. To the northern elevation there is a brick and block faced single story office block. There is LED lighting throughout and two gas fired Powermatic heaters to the production area.

The warehouse extension is of steel portal frame construction with brick and blockwork elevations with coated steel sheet cladding above to an eaves height of 5.25m to underside of haunch and 7m to the apex. The roof is covered with coated steel sheet cladding with roof lights. Access to the warehouse is via two up and over roller shutter doors, one on the northern elevation (4.5m x 4.5m) and the second on the eastern elevation (5.3m x 3.9m). The warehouse has LED lighting throughout.

Externally there is a car park and yard area to the northern elevation and a small compound to the eastern elevation.

Accommodation

	sq ft	sq m
Office/stores	3,514	326.44
Warehouse	14,502	1,347.25
Factory	11,523	1,070.51
TOTAL GIA	29,539	2,744.20
Mezzanines	2,768	257.19

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £87,500. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Terms

The property is available on a freehold basis with vacant possession. Offers invited over £1,200,000.

Services

We understand that the property is connected to all mains services. Interested parties are advised to carry out their own checks on service provisions to the unit.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property is being assessed for EPC and a copy will be available.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

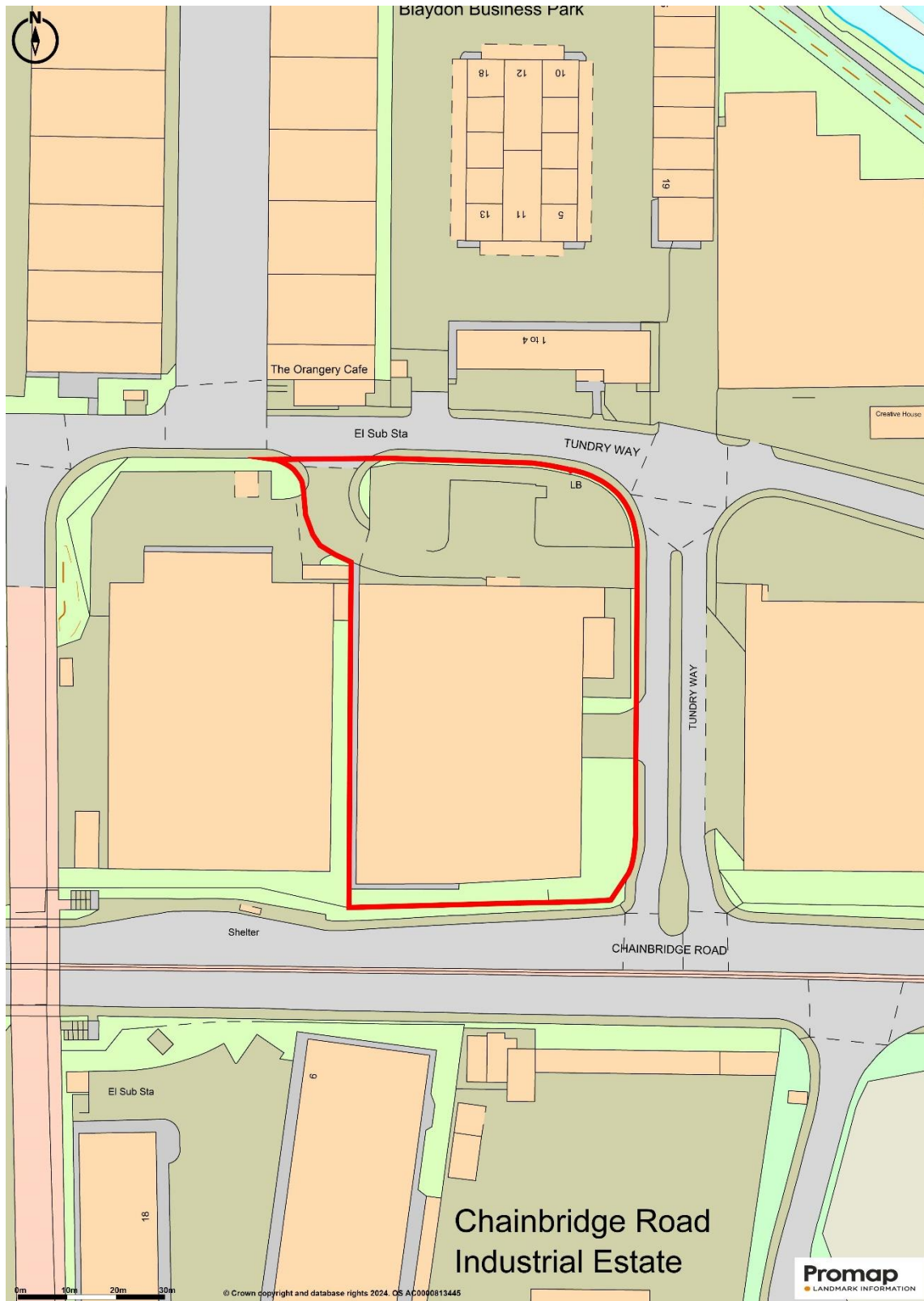
Viewing

Via Joint Sole Agents HTA Real Estate or SBH

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Tundry Way, Blaydon
NE21 5ST