



To Let

SR7 7PP

Units 3E&3F Blair Way, Spectrum Business Park, Dawdon.

- 715 sq m (7,693 sq ft)
- Modern semi-detached double industrial unit
- Dedicated fenced service yard and parking
- 3 phase electricity
- 5.5m eaves height

SUBJECT TO CONTRACT

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Location

The property is located on the Spectrum Business Park. The estate lies approximately 15 miles south east of Newcastle upon Tyne, 10 miles east of Durham and approximately 20 miles from Teesside, benefitting from excellent access to the A19 and wider regional road network.

The unit is accessed from the A182 which gives direct access to A19.

Description

The property comprises a semi-detached double unit of steel portal frame construction with composite wall cladding over cavity brickwork to the elevations under a pitched profile metal clad roof. The unit has a minimum eaves height of 5.5m m to the underside of the haunch and a maximum apex height of 7m. The warehouse is accessed via two electric roller shutter doors which measures 4m wide by 3.8m high.

Internally the unit benefits from a concrete floor and LED lighting. To the front elevation of the unit are two loading doors. Offices are incorporated at ground floor with a mezzanine storage area above.

The unit also benefits from kitchen facilities and male and female WCs.



Accommodation

	sq m	sq ft
Warehouse	477	5,137
Ground Floor Offices/WC/Store	119	1278
Mezzanine Stores	119	1278
Total GIA	715	7,693

Terms

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed at an annual rent of **£51,940**.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of **£32,000**. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services including 3 phase electric supply.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has a current EPC rating of B42.

Viewing

Via Agents HTA Real Estate

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