



# To Let

## NE21 5TR

**Unit 8**  
**Blaydon Trade Park**  
**Toll Bridge Road**  
**Blaydon**

- 2,331 sq. ft. Warehouse/Trade Counter
- 2,104 sq. ft. Mezzanine
- Highly visible end terrace unit
- Glazed entrance
- Ample car parking and good loading access

**SUBJECT TO CONTRACT**

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**HTA Real Estate**  
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## Location

Blaydon is located approximately four miles to the west of Newcastle upon Tyne and five miles North West of Gateshead. The town benefits from good road communications with the A1 Western Bypass and the Scotswood Bridge crossings over the River Tyne within close proximity.

Blaydon Trade Park is located on the southern side of Chainbridge Road, approximately 1.5 miles west of the MetroCentre. Access is gained off Toll Bridge Road and the site is highly visible.

The Park is less than a mile east of Blaydon town centre, which benefits from a range of shopping facilities and a bus station. Blaydon Train Station is located less than half a mile from the property which provides a direct service to Newcastle Train Station in a journey time of approximately 15 minutes.

## Description

The development comprises a modern multi let industrial estate of 18 units.

The unit is of single storey steel portal frame construction with insulated profile metal cladding to elevations and roof which incorporates roof lights. The property has an eaves height of 5.4m to underside of haunch.

There is a full mezzanine in the unit which has a floor to ceiling height at ground floor of 2.4m (the current tenant is prepared to remove this if not required).

Car parking facilities are available to the front of each unit. Each premises benefits from a single roller shutter door to the front elevation 4.7m (h) – 4.0m (w). There is a small fenced compound to the southern elevation of the property.

## Accommodation

	Sqft	Sqm
Warehouse	1,839	170.82
Trade Counter	492	45.75
Mezzanine	2,104	195.47
	4,435	412.04

## Terms

Available by way of an assignment of a 10-year FRI lease from 3rd April 2020 at a passing rent of £15,600pa.

The rent is subject to review in April 2025.

## Business Rates

The current Rateable Value is £12,500. Interested parties are to make their own enquiries with regards to rates payable.

## Services

We understand that the property is connected to all mains services.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

To be confirmed

## Viewing

Via Agents HTA Real Estate

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