
TO LET

- ✔ Good access to A1
- ✔ Retail consent
- ✔ 2.36m x 2.8m high loading door
- ✔ 3.1m to haunch
- ✔ LED lighting

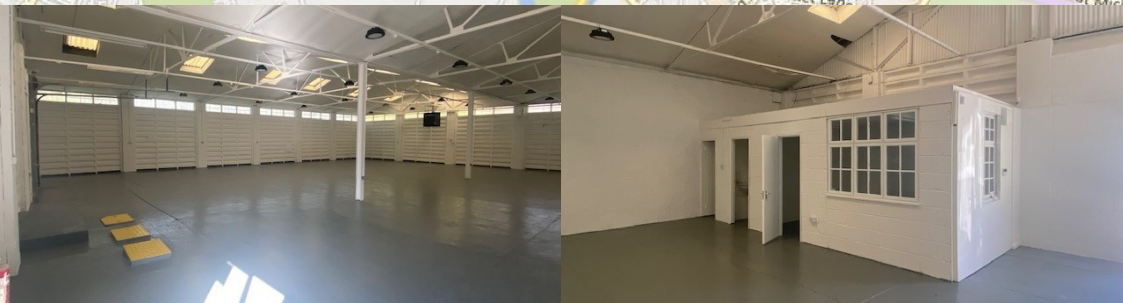
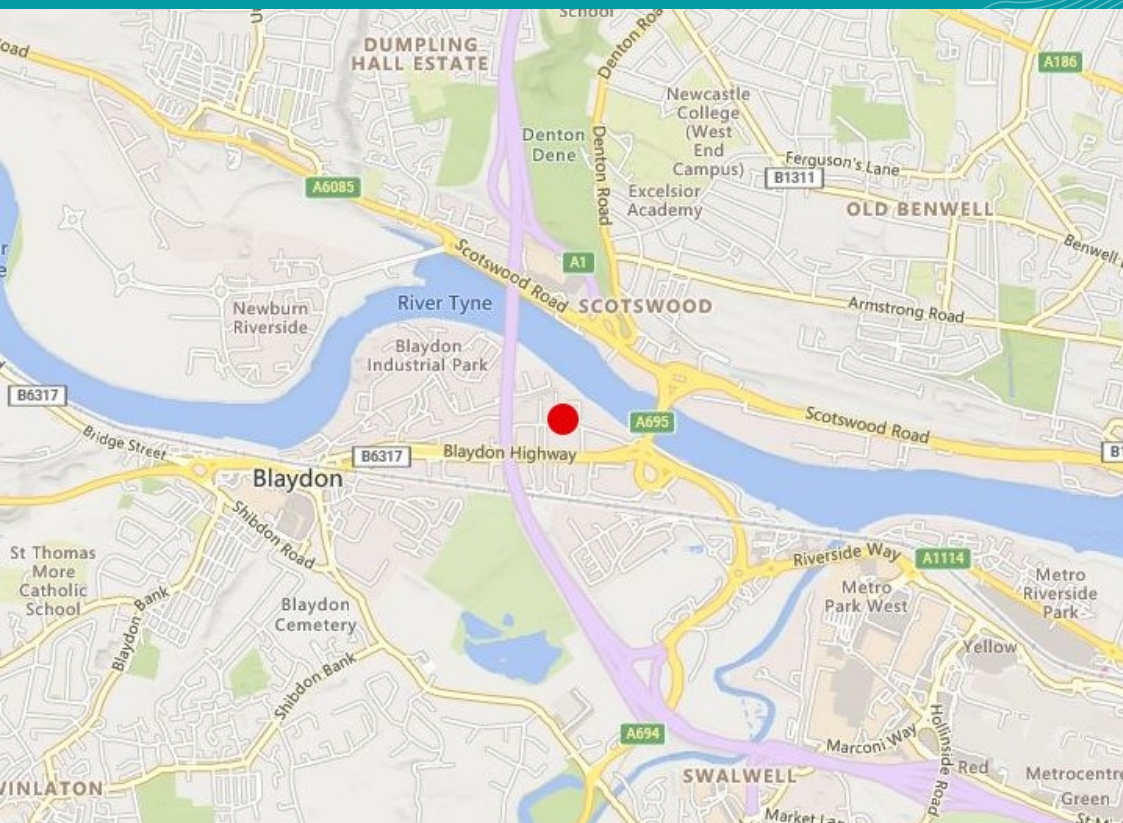


Unit 6 Blaydon Factory Shop Centre, Tundry Way, Blaydon NE21 5SJ

Retail/Trade Warehouse -
HALF RENT FOR FIRST YEAR

5,940 Sq Ft
(552 Sq M)

Unit 6 Blaydon Factory Shop Centre, Tundry Way, Blaydon NE21 5SJ



DESCRIPTION

An end terraced retail/trade warehouse unit of steel frame construction with brick and concrete panelled walls, part clad with profile sheeting. The unit has a concrete floor throughout and benefits from a small wc facility, led lighting and an up and over loading door.

LOCATION

Accessed via Toll Bridge Road from Chainbridge Road off the A1. Nearby occupiers include A1 Blinds, Blaydon Bathrooms, Pet Warehouse, The Tile Shed and The Curtain Store.

RATEABLE VALUE

Rateable Value £22,500.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	5,940	552
Total	5,940	552

RENT

The premises are available on a new full repairing and insuring lease for a term and rent review pattern to be agreed at a rent of £44,000 pa.

As an incentive our client will offer the first years rent at £22,000.

EPC
C-68.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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