

DEPOT BUILDING WITH OPEN STORAGE LAND TO LET

COWPEN ROAD DEPOT

Cowpen Road, Blyth NE24 5SU



Savills Newcastle
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Rare Depot Building with Significant Yard Space and Additional Open Storage / Development site

Key highlights



Excellent location on Cowpen Road, Blyth, adjacent to Lidl and ASDA



Secure hard standing yard with open storage site subject to terms



Suitable for industrial, retail or office uses subject to planning permission



Total GIA of depot : 746.06 sq. m. (8,031 sq. ft.)



Total Site Area (including open storage land) : approx. 1.20 acres (0.49 hectares)



Both sites available to let together or separately

LOCATION

The property is located on Cowpen Road in Blyth, approximately 12 miles north east of Newcastle upon Tyne. The property benefits from access to the A189 to the west, connecting to the A1(M) and A19 further south.

Cowpen Road itself is the main thoroughfare connecting Blyth to the A189. The site is adjacent to a Lidl & Asda supermarkets with the surrounding area comprising of commercial, retail and residential uses. Blyth Valley Retail Park with occupiers such as Homebase, Carpetright, Jollyes and KFC are also located within close proximity.

DESCRIPTION

The premises comprises a depot building with external yard, with an additional open storage space to the west.

Main Depot Building

The main building is due to be refurbished, offering high quality office and warehouse accommodation with LED lighting and fully redecorated office areas. The warehouse space benefits from 3 electric roller shutter doors and access from a secure fenced yard.

Open Storage Land

The additional land is due to be resurfaced and fenced to create a hardstanding open storage site. The site is accessed via a private service road with secure gate. Further information on services to the site is available on request.

This site will be available to let together with the depot building, or by way of separate agreement.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

DEPOT	SQ FT	SQ M
Ground Floor	425.58	4,581
First Floor	320.48	3,450
TOTAL	746.06	8,031
OPEN STORAGE SITE	ACRES	HECTARES
Land	0.48	0.18

*Approximate site measurement

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SERVICES

Further information available upon request.

QUOTING TERMS

Depot Building

£70,000 per annum exclusive of VAT.

Open Storage Land

Price on Application.

PLANNED WORKS

The depot building is due to be refurbished, with more information available upon request.

The additional open storage land is due to be refenced and resurfaced to incorporate the full site boundary.

EPC

To be reassessed following refurbishment.

RATEABLE VALUE

To be reassessed. The property has been removed from the 2023 rating list.

PLANNING

The property will benefit from use class 'E' across the depot building and additional open storage land.

The open storage site may be suitable for a range of uses subject to the relevant planning permissions. We recommend all interested parties make their own enquiries with the relevant local planning authority.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal/ professional fees.



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Main depot building with yard



Additional open storage/development land



Private service road to land

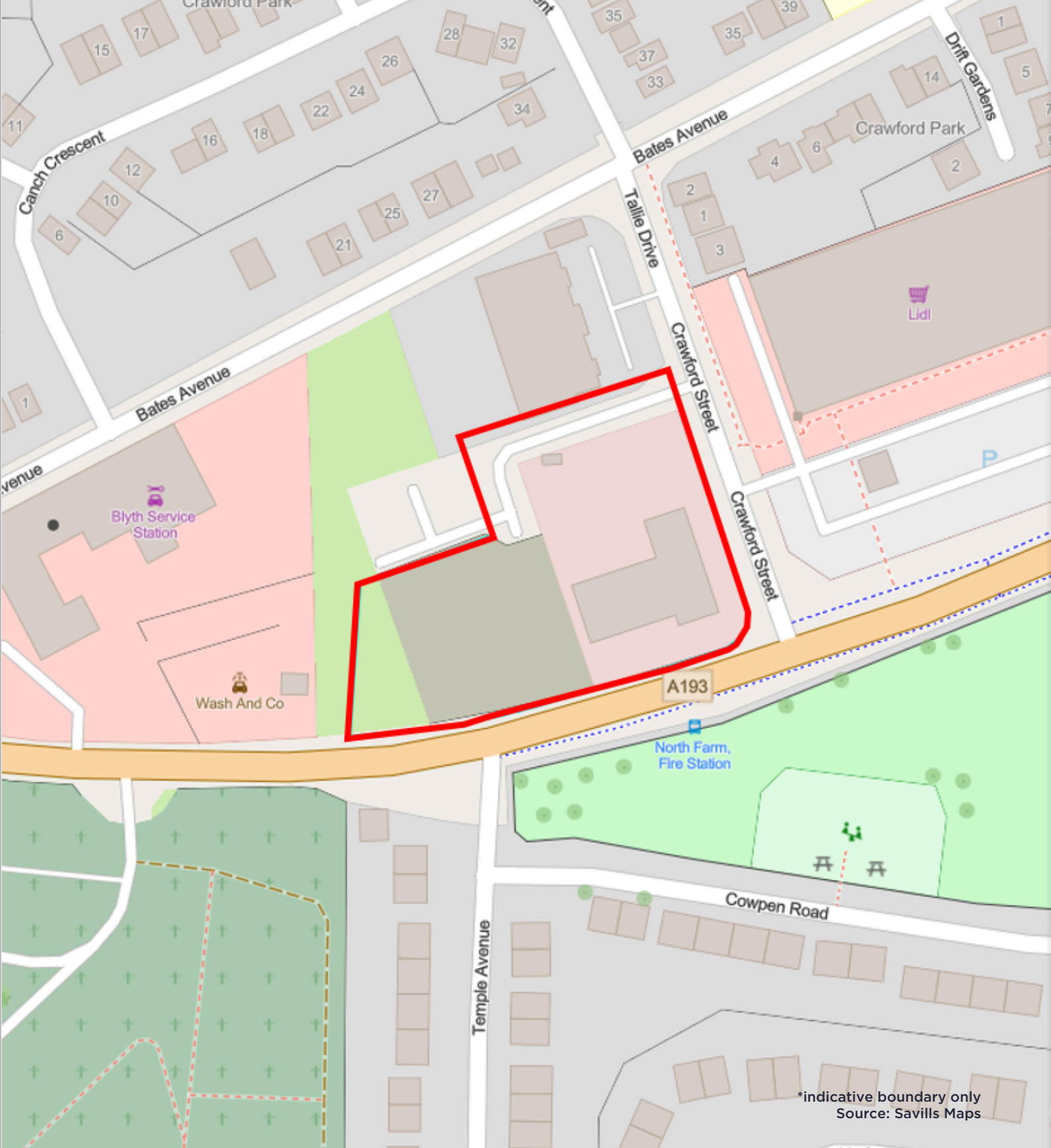
*indicative boundary only

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Source: Savills Maps

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