



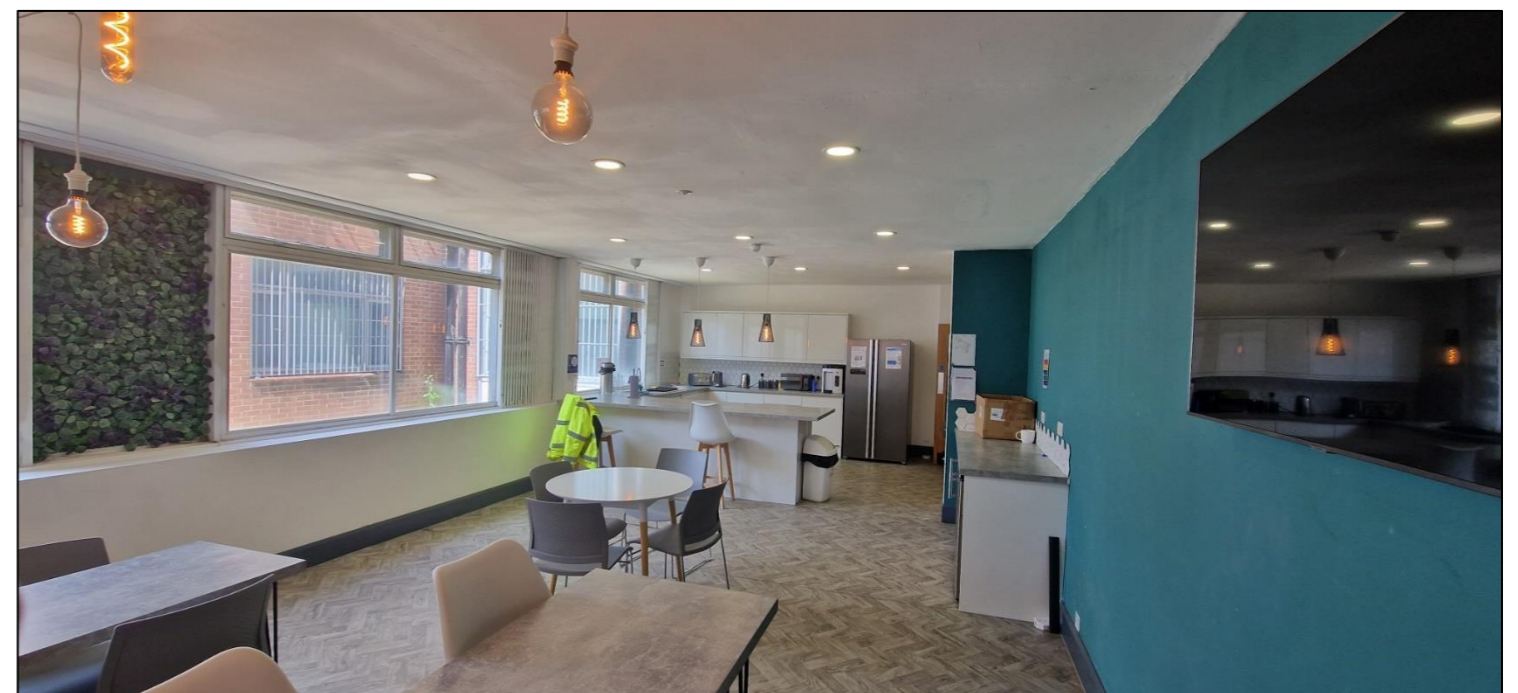
## Excellent Industrial or Development Opportunity Former IKEA Distribution Depot

Chainbridge Road, Blaydon, Gateshead, NE21 5AB



## KEY CONSIDERATIONS

- Excellent owner occupation, investment or development opportunity, suitable for a variety of uses (STP)
- Lapsed planning consent for a mixed use retail / leisure development
- Excellent roadside frontage adjacent to an established commercial centre
- Approximately 13,677 sq. m. (147,219 sq. ft.) GIA of accommodation
- Site area 8.36 acres (3.38 hectares)
- Offers invited



Boundaries are approximate

## LOCATION

The site occupies a prominent position on Chainbridge Road in Blaydon, Gateshead,.

Road access to Blaydon is principally provided by the A695 which connects directly onto the A1 (M) to the east. Blaydon station provides direct rail access to a number of regional destinations including Newcastle, Sunderland, Middlesbrough, Hexham and Carlisle. Newcastle International Airport is located approximately 7 miles to the north.

The site is extremely well located in regards to amenities and services being situated adjacent to Blaydon Shopping Centre which has representation from a number of nationally recognised occupiers including Costa Coffee, McDonalds and Boots. Further retail provision is provided from the Metro Centre which is conveniently located 1.5 miles to the east. Other notable nearby land uses include Keepmoat Homes' sought after 'High View' development.

## DESCRIPTION

The site is broadly triangular in shape and extends to approximately 8.36 acres (3.38 hectares). The site accommodates buildings comprising approximately 13,677 sq. m (147,219 sq. ft.) across the site. The main building and adjoining office accommodation is located to the centre of the site, with a separate block comprising two modern industrial units sits to the eastern boundary. The site is currently served by an internal estate road which enters the site from the North and provides 360 degree access.

The main building is of concrete frame construction with metal clad barrel vaulted roofs. The modern units are of steel portal frame construction under pitched insulated profile roofs.

The 2 storey office block provides a mixture of open plan and cellular offices with kitchen & WC facilities.

The site is bounded by light industrial accommodation to the north, sports playing pitches to the east and Chainbridge Road to the south and west and benefits excellent roadside frontage and visibility.

## ACCOMMODATION

The property extends to approximately 13,677 sq. m. (147,219 sq. ft.) GIA.

Accommodation	Size (sq. m.)	Size (sq. ft.)
Main Warehouse	9,369	100,848
East Warehouse	2,628	28,288
Offices	1,680	18,083
<b>GIA</b>	<b>13,677</b>	<b>147,219</b>

## PLANNING

The Local Plan for Gateshead comprises the Core Strategy and Urban Core Plan (adopted March 2015) and Making Spaces for Growing Places Local Plan document (adopted February 2021). According to the Policies Map, the site is not allocated for any specific use, however it is located adjacent to the Blaydon Main Employment Area. The site is also located in CIL Zone 3, where proposals for supermarkets and retail warehousing will be CIL chargeable.

The site previously benefitted from outline planning consent for a mixed use development comprising a discount food store (1,936 sq. m), a DIY bulky goods store (4,755 sq. m.), a bulky goods unit (632 sq. m.), a pub/restaurant (600 sq. m.) and a drive-thru restaurant (230 sq. m) (application reference DC/16/01151/OUT), which has since expired.

The site does not benefit from any form of planning permission at present. Despite this, it is the view of Savills that the property may be suitable for a range of alternative uses, subject to the receipt of planning permission and all other necessary consents.



## SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

## VAT

All offers will be deemed to be exclusive of VAT, which may be payable on the transaction.

## TENURE

The site is to be sold freehold with vacant possession.

The legal interest to be sold comprises part of Title Number TY62828.

## METHOD OF SALE

We are instructed to dispose of our client's freehold interest via a private treaty disposal.

Offers are invited are to be submitted directly to [glenn.laws@savills.com](mailto:glenn.laws@savills.com) or [nick.bramwell@savills.com](mailto:nick.bramwell@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Proof of funds;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Any conditions associated with the offer; and
- Full solicitor details.

Conditional and unconditional bids will be considered. Please note that our client is not obliged to accept the highest or indeed any offer. All offers received are subject to contract. Our client is not obliged at any point to exchange contracts.

## INFORMATION PACK

An information pack is available upon request which included the following:

- Floor Plans
- Aerial Photography
- Title Register & Plan
- EPC's
- Site Investigation Report
- Groundwise Utility Report

The information pack can be downloaded from the following link:

<https://savillsglobal.box.com/s/1nozu4nsj9v50wbkl13c3cn16peyych6>

## LEGAL & SURVEYING FEES

Each party to bear their own costs incurred.

## VIEWINGS

Accompanied viewing days will take place during the marketing period with Sole Selling Agent, Savills.

## CONTACT

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