

# To Let

Unit 5, Cowley Road, Blyth Riverside  
Business Park, Blyth, NE24 5TF



## Warehouse / Manufacturing Premises 5,386.8 m<sup>2</sup> (57,983 sq ft)

- Mix of modern high bay warehousing & lower eaves production space on established estate
- Neighbouring occupiers include Screwfix, Howdens and Travis Perkins
- Within approximately 1 mile of A189
- Generous site area: 1.35 HA (3.34 Acres)
- Fully fitted offices and staff amenities
- Rent per annum: £245,000

# Situation

Unit 5 is situated on the well-established Blyth Riverside Industrial Estate on the north side of the town of Blyth and approximately 14 miles north of Newcastle upon Tyne.

The estate has excellent road links, located circa 1 mile from the A189 which links to the A19 and A1.

The estate boasts a range of well-established occupiers including Howdens, Screwfix, Jewson, Burberry and Travis Perkins, alongside a number of thriving small unit schemes.

# Description

Unit 5 is a large assembly and logistics facility which has been extended over time providing a mix of warehousing, office accommodation and staff amenities on a site area of 1.35 HA (3.34 Acres). The main areas are summarised as follows.

## Reception and Office

- Modern refurbished reception and office facilities

## Warehouse 1

- Modern built high bay warehouse
- Steel portal frame roof with block wall
- Insulated cladding and roof
- High bay LED lighting
- Ceiling mounted gas blower heater
- 7.8 m clear internal height
- Electric roller shutter loading door (w: 5.4m x h: 5m) leading to a covered loading bay
- Ground and first floor office space with WCs
- Dock area - 2 docks and an internal ramp

## Warehouse 2

- 1970s built warehouse
- Steel frame construction
- Built up roof and metal deck
- 4.5 m clear internal height
- LED lighting
- Open mezzanine (1.9m clear internal height)
- Kitchen/canteen facilities alongside locker room on first floor
- Workshops, stores and WCs on ground floor

## Warehouse 3

- Modern built warehouse
- Steel portal frame construction
- Insulated steel cladding to elevations and roof
- Block work walls
- LED lighting
- 4.9 m clear internal height
- Lab and Office space available



# Accommodation

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th edition) and approximate floor areas are set out as follows:

	Sqm	Sq ft
Warehouse 1		
Warehouse	2,035.8	21,914
Warehouse Office	69.7	750
Canopy	218.8	2,355
Warehouse 2		
Warehouse	1,758.1	18,924
Stores / WCs	225.4	2,426
Canteen / Locker Rm	164.4	1,769
Warehouse 3		
Warehouse	904.5	9,736
GF Office / Reception	229.0	2,465
TOTALS		
Warehouse	4,698.4	50,573
Offices / Staff Amenities	688.4	7,410
TOTAL	5,386.8	57,983

# Rateable Value

According to the Valuation Office Agency website, the property has a Rateable Value of £153,000 effective 1<sup>st</sup> April 2023

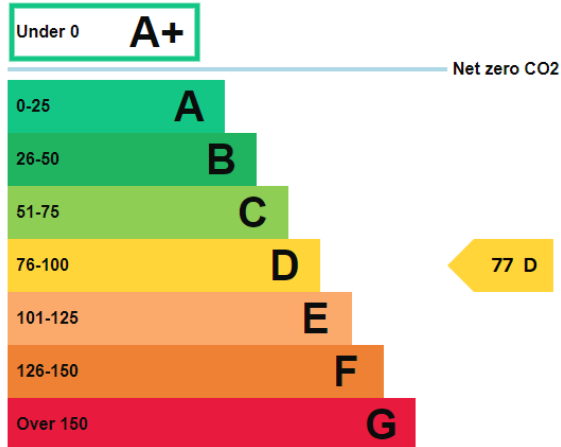
For further information or for help on how to estimate the level of business rates you might expect to pay, please visit [www.voa.gov.uk](http://www.voa.gov.uk).



# Energy Performance

The property has an Energy Performance Asset Rating of D77.

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

## Terms

Unit 5 is available by way of a new FRI lease for a term of years to be agreed at a rent of £245,000 per annum.



## VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges



## Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Particulars: March 2025



For further details please contact:



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**Subject to Contract**



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