

# To Let

Unit 1B, Fergusons Business Park West,  
West Sleekburn, Bedlington, NE22 7DH



## Low Cost Industrial Storage Unit 281.7 m<sup>2</sup> (3,033 sq ft)

- Open plan space with clear height of 5.5m
- Office, kitchen & WC facilities
- Mezzanine stores area
- Security controlled estate
- Rent £14,950 per annum

## SITUATION

The estate lies adjacent to the A189 Spine Road mid-way between Ashington and Blyth on the Cambois Road.

Please see the attached site and location plan for further details.

## DESCRIPTION

The estate comprises a series of detached and semi-detached industrial and storage units which are used for a variety of different purposes.

Unit 1B comprises the following specification:

- Steel portal frame construction
- Clear internal height of 5.5m
- LED lighting to warehouse
- Electric roller shutter door (w: 4.5m x h: 4.1m)
- 3-phase electricity sub metered from landlord's supply
- Mezzanine storage area
- Staff amenities including office & WC facilities
- Parking to the front of the unit

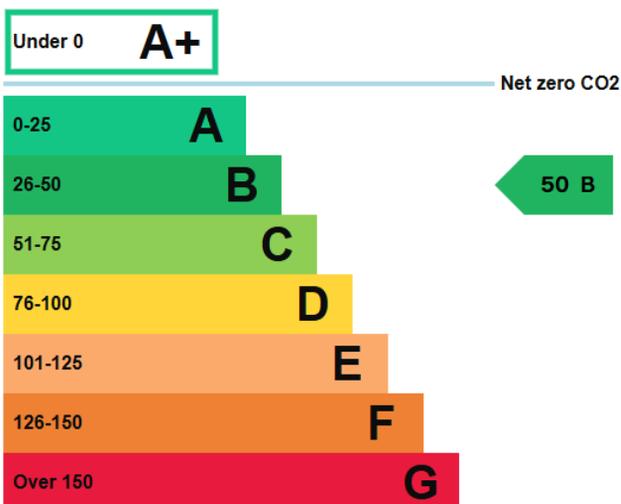
## Accommodation

The unit has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Ed) and the floor areas are presented as follows:

Accommodation	Size (m <sup>2</sup> )	Size (sq ft)
Warehouse	231.3	2,490
Mezzanine	50.4	543
<b>Total</b>	<b>281.7</b>	<b>3,033</b>

## ENERGY PERFORMANCE

The unit has an Energy Performance Asset Rating of B50.



## RATING

According to the Valuation Office Agency, Unit 1B has a Rateable Value of £6,700.

You may be eligible for business rates relief if you occupy a single property with a Rateable Value below £15,000.

Further details from the following website:-  
<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## Lease Terms

The unit is offered to let on a new Fully Repairing and Insuring lease for a term of years to be agreed at a commencing rent of £14,950 per annum exclusive.

The landlord also levies an estate service charge covering the maintenance and upkeep of the estate common parts and cctv.

For further details please contact:

Particulars: May 2025



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Subject to Contract

# VAT

All rents and prices are quoted exclusive of subject to Value Added Tax (VAT) which is payable.

# VIEWING

Please contact this office for a convenient appointment to view or for further information.



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