

TO LET

Unit 11, Tundry Way, Chainbridge
Industrial Estate, Blaydon, NE21 5SJ



Showroom / Warehouse Unit 614.3m² (6,612 sq ft)

- Well located Showroom/Warehouse with extensive mezzanine display areas
- Established retail /trade park area off Chainbridge Road
- Adjacent to the A1
- WC facilities
- Available on new lease for a term of years to be agreed
- Rent: £33,000 per annum

SITUATION

The unit is located at the eastern end of Chainbridge Road close to the A1 and Scotswood Bridge. The area is well established with trade and retail occupiers and lies only 1 mile to the west of the Metro Centre.

Please see the attached location plan for further details.

DESCRIPTION

Unit 11 is a mid-terraced showroom / warehouse unit situated immediately off Tundry Way and benefits from the following specification:

- Steel portal frame construction
- Clear internal height of 5m
- LED lighting
- Insulated profile metal cladding and roof comprising translucent rooflights
- Concrete floor with vinyl finish to the majority
- Large mezzanine covering majority of warehouse
- WC facilities provided
- Electrically operated roller shutter door to the rear (W: 3.6m x H: 4.1m)
- Parking provision to the front of the property
- Shared service yard to the rear

TERMS

The unit is offered to let on a new lease for a term of years to be agreed at a rent of £33,000 per annum.

RATING

According to the Valuation Office Agency website (www.voa.gov.uk) the property has a Rateable Value effective 1st April 2023 of £18,250.

For further details please contact:



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Subject to Contract

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:

Description	m ²	sq ft
Showroom/Warehouse	351.9	3,788
Mezzanine Sales/Storage	262.4	2,824
Total	614.3	6,612

ENERGY PERFORMANCE

The unit is pending energy performance reassessment.

SERVICES

The unit benefits from all mains services including a three-phase electricity supply.

VAT

All figures are quoted exclusive of VAT 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 – May 2025

Images - May 2019



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