

# to let



*The industrial property specialists*

## UNIT F PROGRESSIVE COURT SPENCER ROAD BLYTH RIVERSIDE BUSINESS PARK BLYTH NE24 5TG



- MID TERRACE, WAREHOUSE WITH OFFICES AND LARGE TARMACADUM FENCED YARD
- SUITABLE FOR TRADE COUNTER, INDUSTRIAL, WAREHOUSING, LEISURE USES
- ESTABLISH TRADE LOCATION CLOSE TO JEWSONS & HOWDENS
- GIA: 972.22 M<sup>2</sup> (10, 465 SQ FT)
- YARD AREA : 0.10 HA (0.24 ACRES OR THEREABOUTS)
- RENT : £58,020 PA EXC.

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The subject premises are located on Spencer Road, Blyth Riverside Estate, Blyth.

Blyth Riverside is an established industrial estate within Blyth offering a wide selection of warehousing, trade counter and manufacturing operators.

Blyth is well connected to the wider region via the A189 (spine road) which links the town to the A19 and inturn the A1(M), the main arterial routes through the North East. The Blyth Riverside Business Park is the main industrial area within Blyth with occupiers including Jewson, Travis Perkins and Plumb Centre.

All local amenities and services are situated a short distance away.

The exact location is shown on the attached plan.

## DESCRIPTION

The subject premises comprise of a mid terrace self-contained trade counter / warehouse facility, with fenced yard and car parking.

The main building is constructed of steel portal framed design with brick infill walls up to 2.4m offering a new pitched insulated clad roof over.

Internally the property offers an open plan workshop / warehouse with integral offices and WC facilities.

The main warehouse area offers LED high bay lighting, concrete

floors and a single automatic roller shutter door (3.0m \* 3.3m).

The eaves height internally is 4.0m with an Apex of 8.4m.

Previously used as a children's soft play facility, it can be operated for a selection of trade / commercial uses.

Externally, the site provides a tarmacadam fenced gated yard, with car parking.

## ACCOMMODATION

From onsite measurements the premises have the following areas (GIA):

Warehouse/Stores 972.22 m<sup>2</sup>

**TOTAL GIA 972.22 M<sup>2</sup>  
(10, 465 SQ FT)**

**TOTAL YARD AREA : 0.10 HA  
(0.24 ACRES OR THEREABOUTS)**

## SERVICES

It is understood that all main services are provided to the building, including mains gas, electric, water and drainage.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

## BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at:

**RV £38,250**

## TENURE

The accommodation is available by way of new FRI lease.

## RENT

Our client is seeking a rent in the region of £58,020 pa.

Incentives may be available subject covenant and lease term.

## RENT DEPOSIT

The landlord will require a 3 month rent deposit to be held for the duration of the lease.

## SERVICE CHARGE

A nominal service charge is payable for the maintenance of common areas

## ENERGY PERFORMANCE CERTIFICATE

C-65

An EPC can be provided upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

Or

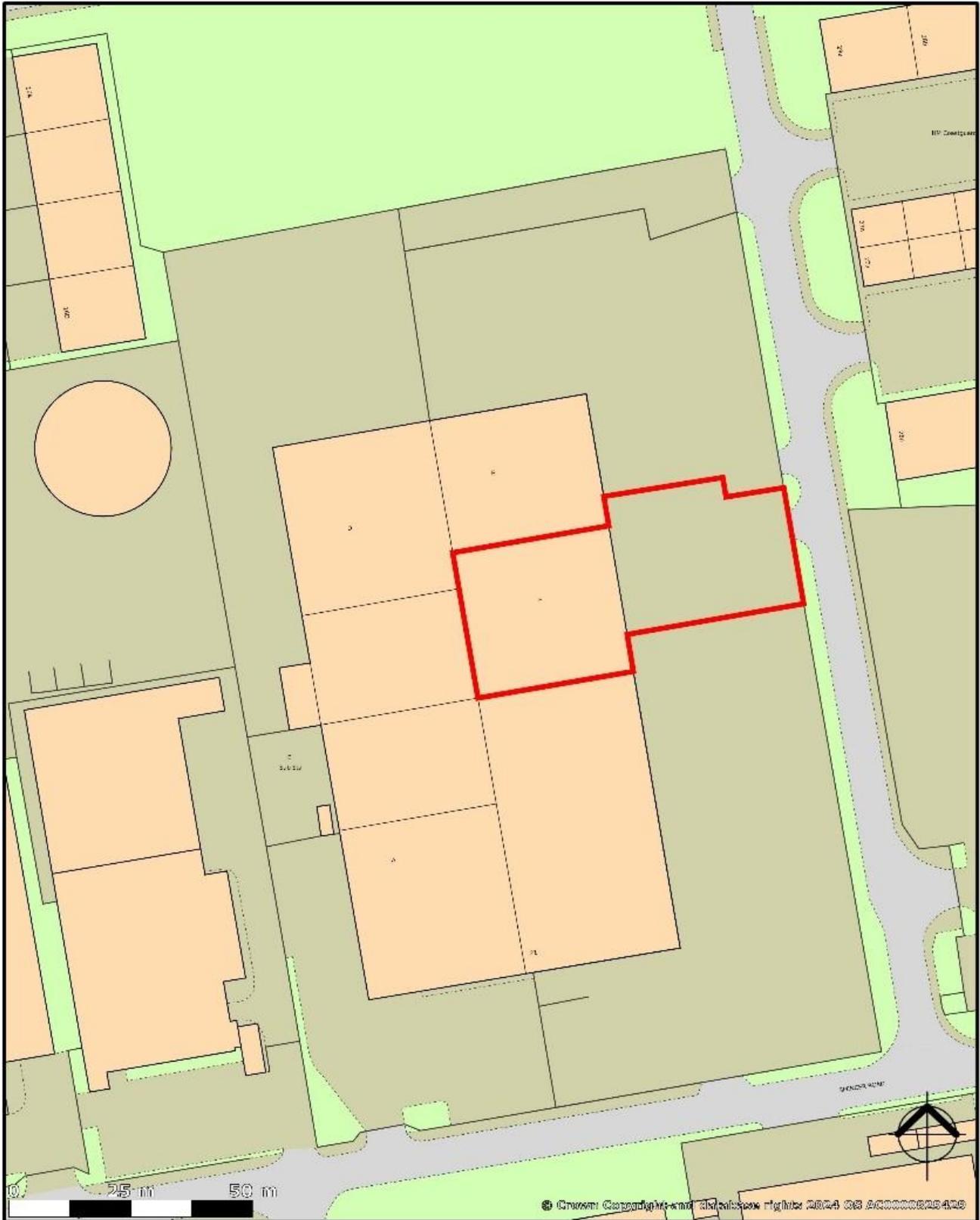
**Duncan Christie**

**Email:**

[duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)

**Tel: 07841764765**

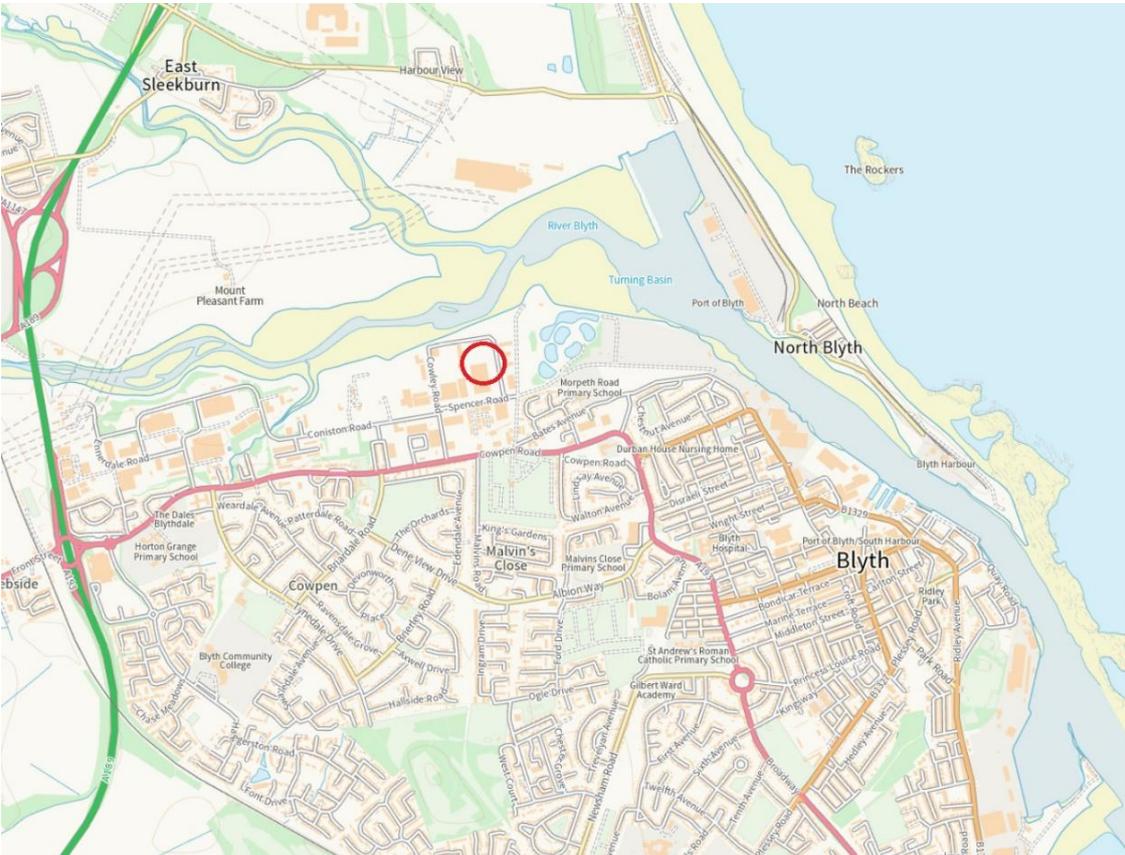
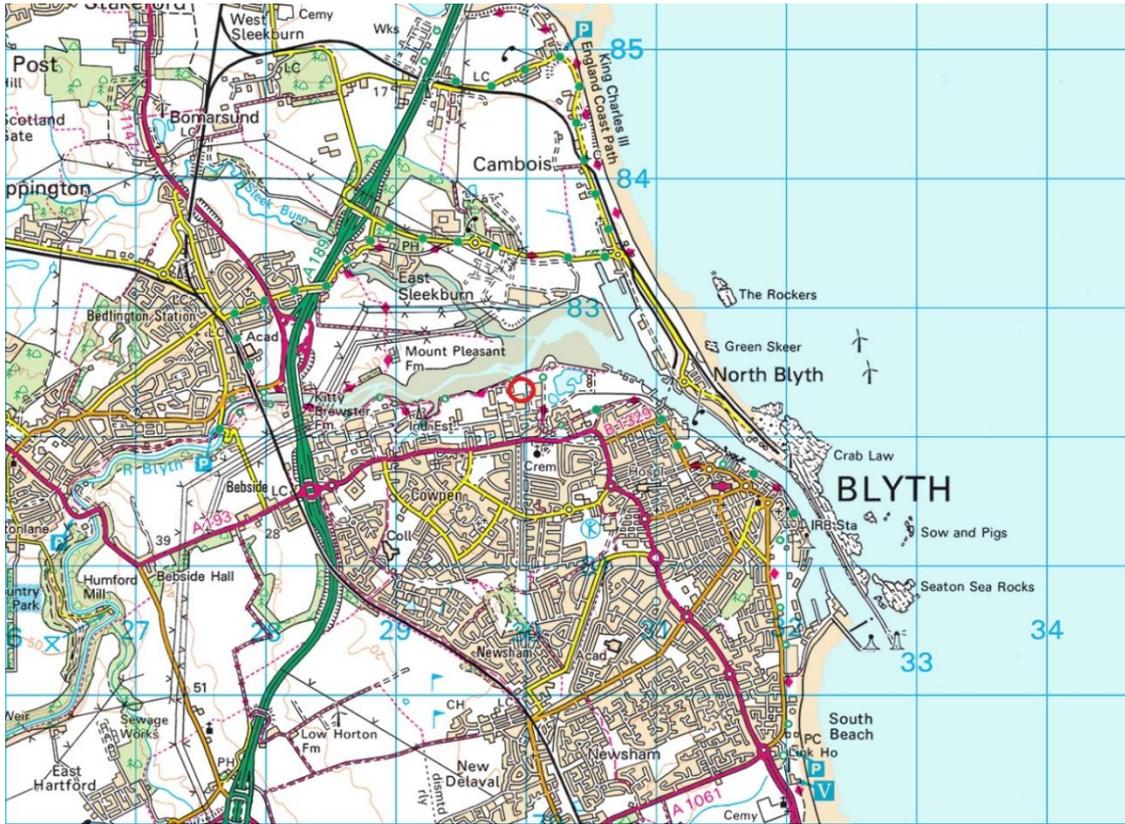
**Dec 25**



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