



TO LET

UNIT 55, AIDAN COURT

BEDE INDUSTRIAL ESTATE, JARROW NE32 3EF



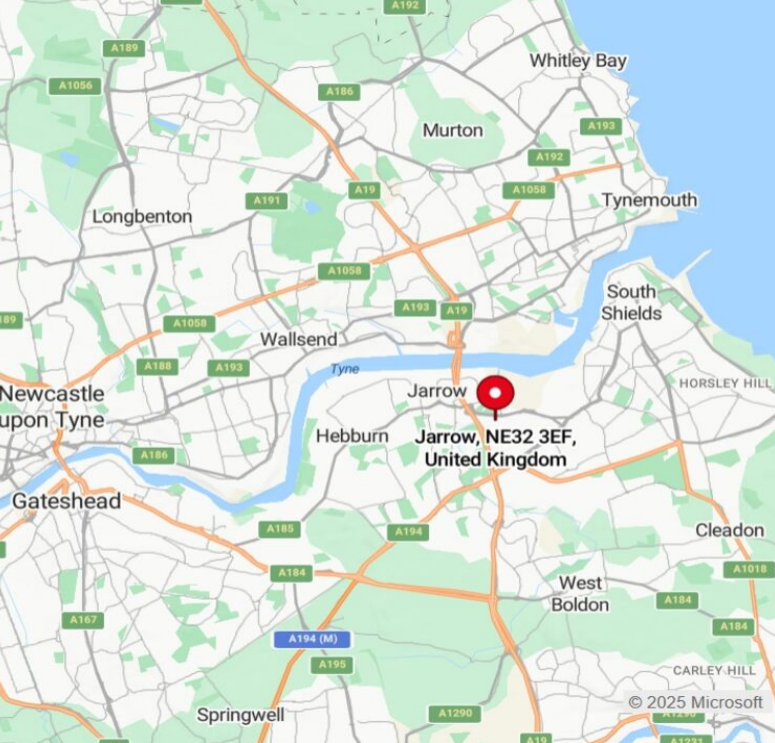
- Good access to A19/Tyne Tunnel
- Ground and first floor office accommodation
- Within well established Bede Industrial Estate
- Generous parking and open plan yard space
- Flexible lease terms



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WAREHOUSE / INDUSTRIAL UNIT

8,537 sq ft (794 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A19 Tyne Tunnel	1.0	3	Car
A194	1.8	4.0	Car
A1(M) Washington	9.8	15	Car
Bede Metro Station	0.4	8	Walk

Source: theAA.com

UNIT 55, AIDAN COURT

BEDE INDUSTRIAL ESTATE, JARROW



LOCATION

Aidan Court is located at the western end of Bede Industrial Estate. The estate is accessed from the A185 and is less than one mile from the A19 Tyne Tunnel. Bede metro station and the Port of Tyne are within close proximity. Nearby occupiers include Greggs Plc and J Barbour & Sons Ltd.

DESCRIPTION

Modern detached unit of steel portal frame with pitched, profile sheet roof incorporating roof lights. The elevations are of brick/blockwork and profile cladding. The unit has an entrance lobby, ground and first floor office accommodation, WC facilities and a production area with electronically operated loading door and a fire alarm system.

SPECIFICATION

- Ground and first floor office accommodation
- Mains gas, 3 phase electric and water
- Dedicated parking
- WC facilities
- Minimum eaves height 4.6m
- Loading door 4.6m (h) x 4.0m (w)

EPC

A copy of the EPC certificate is available upon request.

TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Rent payable quarterly in advance
- Rent deposit required
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Tenant responsible for payment of VAT, rates and utility charges

RENT / SERVICE CHARGE

Rent and service charge details on application.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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