

## TO LET

Unit 6, Dutton Court, Chainbridge Road,  
Blaydon, Newcastle Upon Tyne, NE21 5ST



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## Industrial/Warehouse Units

10,863ft<sup>2</sup> (1,009 m<sup>2</sup>)

- Well Established Location
- Large Yard Space
- Close to A1

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### Location

The unit is strategically located on the well-established Chainbridge Road, offering great connectivity situated 1 mile from the A1. The estate is approximately 5.3 miles West of Newcastle Upon Tyne, making it an attractive option for businesses seeking proximity to the city's industrial and commercial hubs.

### Description

The unit comprises of steel portal frame construction with clad elevations, blockwork walls and pitched trussed insulated double skin roof. The property benefits from office space which leads into the warehouse which consists of strip LED lighting, carpets, gas central heating, both male and female WC's, tea point and a reception at main pedestrian entrance to the unit. Access to the warehouse is facilitated by 2 electric roller shutter doors measuring 4.2m wide by 4.6m high.

### Accommodation

The property comprises the following Gross Internal Area:

GIA	M <sup>2</sup>	Ft <sup>2</sup>
Warehouse	853.42	9,186
Office	155.84	1,677
<b>TOTAL</b>	<b>1,009</b>	<b>10,863</b>
Yard	813.86	8,760

### Terms

The unit is available to on a full repairing and insuring lease for a term of years to be agreed.

### Rent

£59,746 per annum exclusive.

### Utilities

We understand the unit is connected to all mains services however interested parties should make their own enquiries in this regard.

### Rateable Value

The VOA indicates that the property has a Rateable Value (from April 2023) as follows:

	RV
Unit 6	TBC

### EPC

The property has an EPC rating of C56 valid until 5<sup>th</sup> June 2034.

### Legal Costs

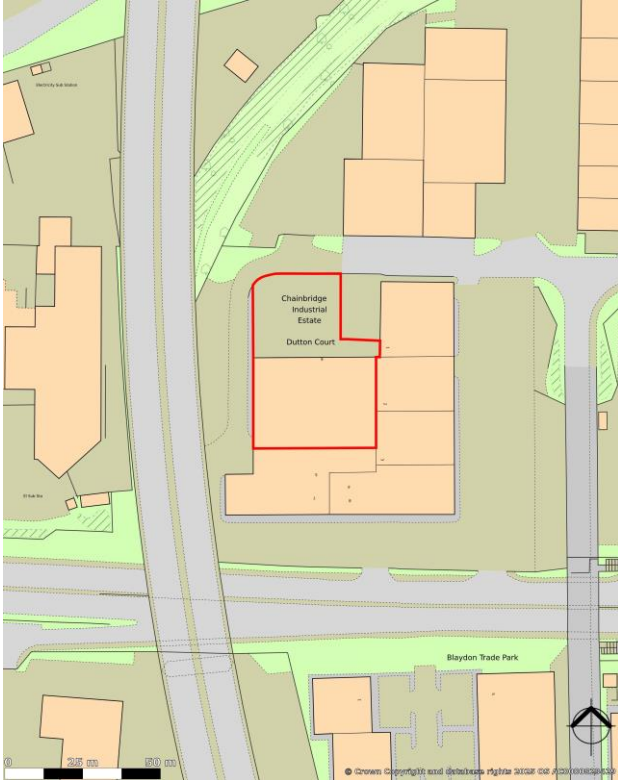
Each party to be responsible for their own legal costs incurred in this transaction.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.







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