



Warehouse / Manufacturing Premises

57,983 Sq Ft (5,386.62 Sq M)

- Mix of modern high bay warehousing and lower eaves production space on established estate
- Neighbouring occupiers include Screwfix, Howdens and Travis Perkins
- Within approximately 1 mile of A189
- Generous site area: 1.35 HA (3.34 Acres)
- Fully fitted offices and staff amenities

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TO LET

Unit 5, Cowley Road, Blyth Riverside Park,
Blyth, NE24 5TF

Location

Unit 5 is situated on the well-established Blyth Riverside Industrial Estate on the north side of the town of Blyth and approximately 14 miles north of Newcastle upon Tyne.

The estate has excellent road links, located circa 1 mile from the A189 which links to the A19 and A1.

The estate boasts a range of well-established occupiers including Howdens, Screwfix, Jewson, Burberry and Travis Perkins, alongside a number of thriving small unit schemes.

Description

Unit 5 is a large assembly and logistics facility which has been extended over time providing a mix of warehousing, office accommodation and staff amenities

on a site area of 1.35 HA (3.34 Acres). The main areas are summarised as follows:

Reception and Office:

- Modern refurbished reception and office facilities.

Warehouse 1:

- Modern built high bay warehouse
- Steel portal frame roof with block wall
- Insulated cladding and roof
- High bay LED lighting
- Ceiling mounted gas blower heater
- 7.8m clear internal height
- Electric roller shutter loading door (W: 5.4m x H: 5m) leading to a covered loading bay
- Ground and first floor office space with WCs
- Dock area - 2 dock and an internal ramp

Warehouse 2:

- 1970s built warehouse
- Steel frame construction
- Built up roof and metal deck
- 4.5m clear internal height
- LED lighting
- Open mezzanine (1.9m clear internal height)
- Kitchen/canteen facilities alongside locker room on first floor
- Workshops, stores and WCs on ground floor

Warehouse 3:

- Modern built warehouse
- Steel portal frame construction
- Insulated steel cladding to elevations and roof
- Block work walls
- LED lighting
- 4.9m clear internal height
- Lab and office space available

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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:

	Sq Ft	Sq M
Warehouse 1		
Warehouse	21,914	2,035.8
Warehouse Office	750	69.7
Canopy	2,355	218.8
Warehouse 2		
Warehouse	18,924	1,758.1
Stores/WCs	2,426	225.4
Canteen/Locker Rm	1,769	164.4
Warehouse 3		
Warehouse	9,736	904.5
GF Office / Reception	2,465	229.0
TOTALS		
Warehouse	50,573	4,698.4
Offices/Staff Amenities	7,410	688.4
TOTALS	57,983	5,386.8

Terms

Unit 5 is available by way of a new FRI lease for a term of years to be agreed.

Rent

£245,000 Per Annum

EPC

The property has an Energy Performance Asset Rating of D 77.

Rateable Value

According to the Valuation Office Agency website, the property has a Rateable Value of £153,000 effective 1 April 2023.

For further information or for help on how to estimate the level of business rates you might expect to pay, please visit www.voa.gov.uk.

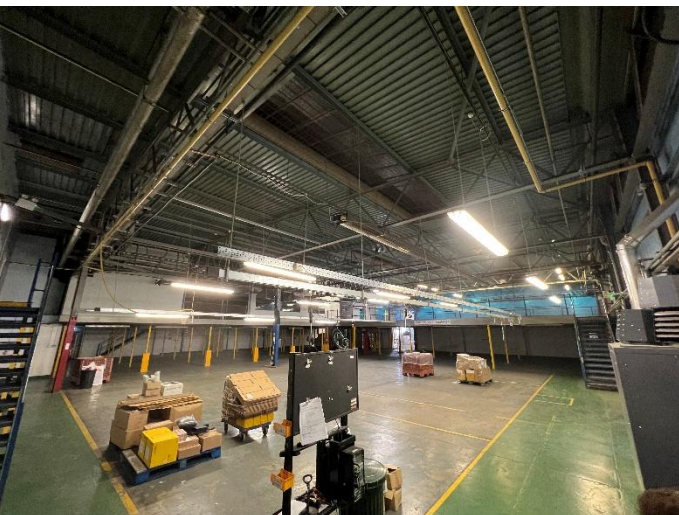
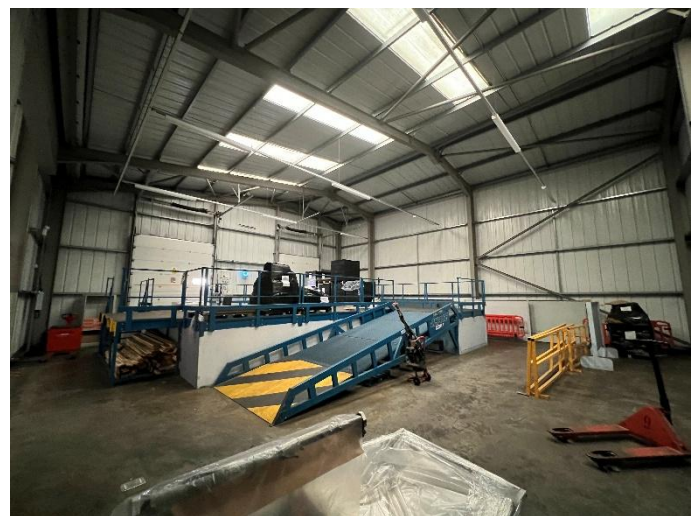
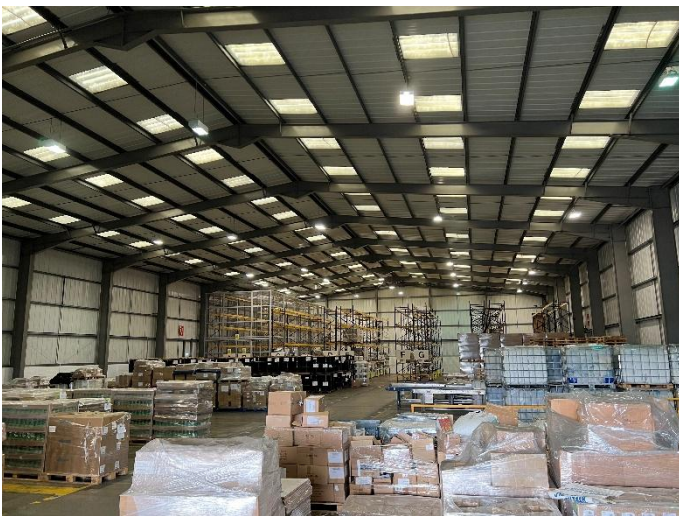
VAT

All rents quoted are exclusive of VAT which will be charged on all rental and service charges.

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.





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