

TO LET

- ✓ Craneage - 1 x 7.5 ton, 1 x 3.5 ton
- ✓ 5.4m wide by 5.1m loading door
- ✓ LED lighting
- ✓ 3 phase power - 275 kVA
- ✓ Gas blower heating
- ✓ Good access to A1

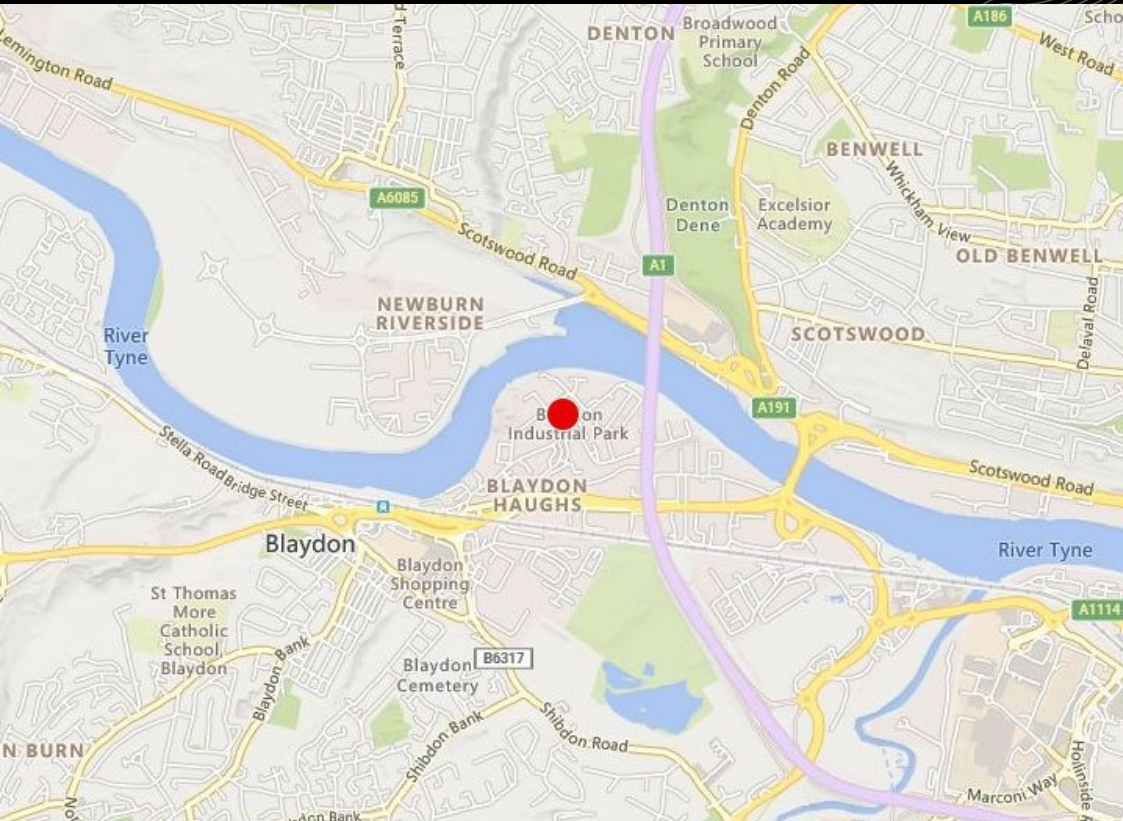


Unit 1, Factory Road, Blaydon-On-Tyne NE21 5SE

Engineering Workshop To Let
(Due to Relocation)

13,558 Sq Ft
(1,260 Sq M)

Unit 1, Factory Road, Blaydon-On-Tyne NE21 5SE



DESCRIPTION

A unit of steel portal frame construction clad and roofed with profile sheeting benefitting from three phase power, LED lighting, two cranes one 7.5 ton and one 3.5 ton, internal offices and welfare facilities. The minimum eaves height is circa 5.0m rising to 9.3m. It is accessed via an electric roller shutter door 5.4m wide by 5.1m high. An external office pod is available by separate negotiation.

LOCATION

The estate is located immediately off the A1M and A695 approximately five miles west of Newcastle upon Tyne and 1 mile north east of Blaydon Town Centre.

TERMS

Held on a 15 year FRI lease from 31.10.2016. Available by way of assignment or sub-letting.

RENT

Rent £54,400 pa with one further review on 01.11.2026.

BUSINESS RATES

The VOA website has the premises listed as Warehouse & Premises, RV £55,500.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

E-107

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Andrew Wright
07957 823910
awright@lsh.co.uk

Indee Dulai
07395 347 131
idulai@lsh.co.uk

lsh.co.uk

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