



A695

TO LET

**Tundry Way, Chainbridge Road, Chainbridge Industrial Estate,
Blaydon upon Tyne NE21 5TT**

Naylors 
Gavin Black
Commercial Property People

- Two bay detached factory/workshop with single storey offices and yard/car parking
- GIA: 2,762.78 m² (29,738 ft²)
- Excellent communication links to A1(M)
- Possible change of use (STPP)
- Competitive rent/Incentives available

Location

The property is situated on Tundry Way, Chainbridge Road Industrial Estate, which runs off the Chainbridge Road (A695) in the Blaydon Haughs area of Gateshead.

The immediate area offers a mixture of factory shops and trade counter operations together with more traditional light industrial uses.

The estate is situated on the South Bank of the River Tyne, just off the Scotswood Bridge approximately 1 mile North West of the Metro Centre and 2 miles West of

Newcastle City Centre, offering excellent communication links to the A1(M), both North and South of the river.

Local amenities and services are located a short distance away within Blaydon Town Centre.

The exact location is shown on the attached plan.

Description

The property comprises a large detached two bay industrial workshop / factory with single storey office accommodation and parking / yard to the front and side of property.

Constructed of steel portal frame design with a combination of brick infill walls and profile insulated cladding to all elevations. The roof is pitched with insulation cladding and circa 10% skylights.

Internally the factory is accessed via three steel automatic security roller shutters, offering concrete floors throughout with strip florescent lighting.

To the front of the building there is a brick built single storey office with lean to roof. Internally this accommodation provides cellular and open plan layout with reception, kitchen and WC facilities.

Externally there is a shared access onto Tundry Way with a self-contained car park and tarmacadam yard.

Accommodation

From onsite measurements we understand the property has the following GIA:

Warehouse	2,606.78m ²
Offices	156.00m ²
Total GIA	2,762.78m² (29,738 ft²)

Total Site Area: 0.54 HA (1.35 acres) or thereabouts.



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- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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Services

All main services are connected to the building, including electric, water, drainage and gas.

We understand the building has a full security alarm system with heating to the main factory via eaves mounted hot air blowers.

Business Rates

Following an enquiry on the Valuation Office website we have ascertained that the property has a Rateable Value of £75,000.

Tenure

Leasehold. A new FRI lease for a term of years to be negotiated.

Rent

Our client is looking for rental offers in the region of £75,000 pa.

Incentives may be offered subject to covenant and term.

EPC

Full details upon request.

Legal Costs

Each party will be responsible for their own legal/professional fees.

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 Institute of Chartered Surveyors, 12 Great George Street, 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.

For further information please contact:

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