



**Semi-Detached Prominent  
Trade/Warehouse Unit  
892 m<sup>2</sup> (9,601 ft<sup>2</sup>)**

- Semi-detached trade/warehouse unit
- In close proximity to the A1
- Surrounded by a number of local and regional trade occupiers
- Immediately available, subject to some refurbishment
- Close to local amenities

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## TO LET

Unit 2, Tundry Way, Blaydon, NE21 5SJ

### Location

The property is situated in Blaydon, Gateshead approximately 4 miles south west of Newcastle upon Tyne.

Blaydon is a well-established commercial and industrial area within the wider conurbation of Tyne & Wear comprising a mix of light industrial, trade counter manufacturing uses.

The property occupies a prominent position on Tundry Way, which is accessed via Chainbridge Road, the main route through Blaydon. Nearby is Blaydon Trade Park, Chainbridge Road Industrial Estate with nearby tenants including Arco, The Tile Shed, Pet Warehouse and Italica UK.

### Description

The property comprises a semi-detached warehouse unit of steel portal frame construction with part brick and part profile steel sheet cladding to the elevations. The roof is of profile sheet cladding with translucent roof lights.

The property is open plan in nature where historically, the property has been used as a trade counter and displays of trade products.

The eaves height extends to a minimum of 5.6 metres, extending to 8.6 metres at the apex. There is an electric roller shutter door which is 4.3 metres wide by 3.8 metres wide which opens out to a loading area with car parking.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following gross internal area;

	m <sup>2</sup>	ft <sup>2</sup>
<b>Warehouse (GIA)</b>	892	9,601

### Terms

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

### Rent

£55,000 per annum exclusive.

### Services

There are main services of electric and mains drainage.

### Rating Assessment

Interested parties are advised to contact Gateshead Council's rating team to establish the current rates payable.

### EPC

The EPC is available upon request.

### Legal Costs

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

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

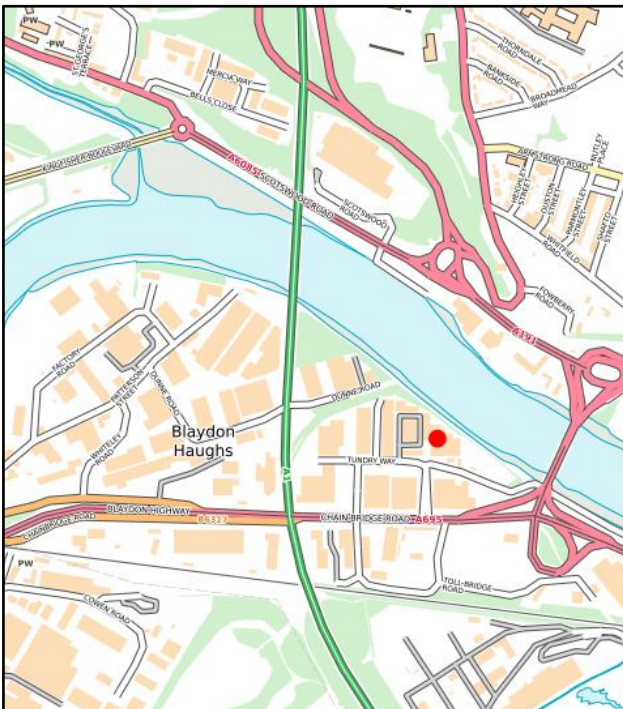
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

### 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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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