



**TO LET – Unit 8, Carlington Court, Factory Road,  
Blaydon-On-Tyne, Tyne and Wear, NE21 5SE**



## INDUSTRIAL

- Available immediately
- Modern workshop unit
- External yard space
- Good access to the A1

### Location

Carlington Court is situated within Blaydon approximately 5 miles to the north west of Gateshead Town centre and 4 miles west of Central Newcastle upon Tyne. The Estate is accessed just off Chainbridge Road offering close links with the A1 Western Bypass and Scotswood Bridge passing over the River Tyne.

The property is approximately 1.5 miles west of the Metro Centre and less than 1 mile to the east of Blaydon Town Centre. The town centre has a bus station and a range of shopping facilities, Blaydon also has a rail station located within half a mile from the property provide a direct rail service to Newcastle Train Station with circa 15 minute journey time.

### Description

The unit is an end terrace, recently constructed, industrial workshop of steel portal frame construction with concrete flooring, double skin cladding and metal profile sheet roof.

Internally the unit benefits from concrete flooring and LED lighting along with a single w.c. There is an electrically operated roller shutter door measuring 4.50m wide x 3.32m high.

Externally immediately adjacent to the unit there is a small hardcore yard area for sole use of the unit.

### Services

We understand mains services are connected. All interested parties are requested to make their own enquiries in this respect.

### Accommodation

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

	Sq Ft	Sq M
	1,721	159.88

### Terms

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

### Rent

£17,250 Per Annum

### EPC

The unit has a current rating of C57.

### Rateable Value

Please contact the relevant local authority.

### Legal Costs

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



## 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.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## 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.

## For further information please contact:

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