

TO LET

Unit 4A /4B, Watson Haulage Yard,
Barrington Road, Bedlington, NE22 7AH



Industrial Unit To Let

7,954 Sq Ft (738.93 Sq M)

- Available now
- Versatile space
- Secure compound location
- Excellent links to A189 and A1

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Location

The property is located just off Barrington Road to the north of Bedlington Town Centre and close by to Barrington Industrial Estate. The area comprises a mixture of industrial type buildings with a variety of tenants. Notable occupiers include Redmond's and Hanover Dairies. There is easy access to the A189 and A1 and the area remains very popular with local occupiers as it provides a good base for operations in the Northumberland and North Tyneside areas.

Description

The property is a detached industrial unit of steel portal frame construction set within a wider secure haulage yard with multiple buildings secured with palisade fencing and electric gates with security fob access. The property has brick and clad elevations along with an asbestos profile sheet roof containing circa 10% skylights. The front elevation of the property has been reclad with plaster coated steel cladding whereas the side and rear elevations are of asbestos cladding.

Internally, the property has concrete flooring, high bay fluorescent lighting along with a small office space and single WC. There are two roller shutter doors both measuring 5.71m wide by 4.28m high, one being manually operated and the other being electrically operated. Minimum eaves height is 4.56m at the haunch extending to a maximum of 8m at the apex.

Externally, the property benefits from a sizeable concrete yard area that can be solely demised to a new tenant of the property.

Services

Utilities are available on site and the property currently has a single phase electricity supply.

Accommodation

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

	Sq Ft	Sq M
Warehouse	7,954	738.93
Total	7,954	738.93

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£29,850 Per Annum exclusive.

EPC

The unit has a current rating of C (55).

Rateable Value

The unit is currently assessed in two parts:

1C - £9300.00 (April 2023)

2C - £9300.00 (April 2023)

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.

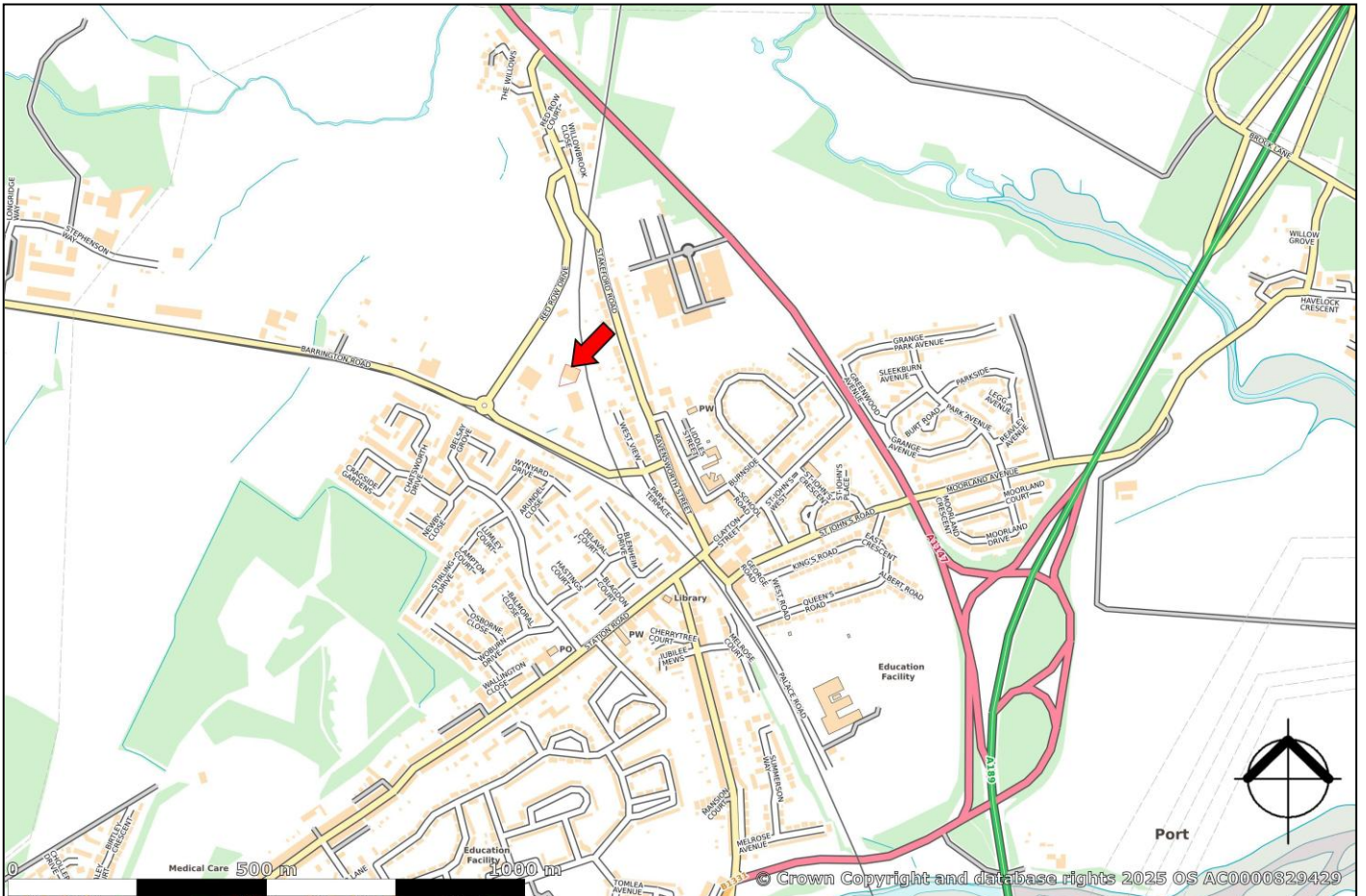
Anti-Money Laundering

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.



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