



Semi-Detached Prominent Trade/Warehouse Unit

32,614 Sq Ft (3,029 Sq M)

- In close proximity to the A1
- Surrounded by a number of local and regional trade occupiers
- Subject to some refurbishment
- Close to local amenities

For further information please contact:

Keith Stewart
E: keith@naylorsgavinblack.co.uk
DD: 07796302147

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: 07841764765

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

FOR SALE WITH PART INCOME PRODUCING

Units 1 & 2, Chainbridge Industrial Estate,
Tundry Way, Gateshead, Blaydon-On-Tyne,
Tyne And Wear, 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 two semi-detached interconnected warehouse units 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.

Both units currently are separate with the intention to create one large unit. There are W/C and office facilities.

The eaves height extends to a minimum of 5.6 metres, extending to 8.6 metres at the apex. There are three roller shutter doors which are approximately 4.3 metres wide by 3.8 metres wide which open out to loading areas with car parking.

Services

There are main services of electric and mains drainage.

Accommodation

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

	Sq Ft	Sq M
Units 1 & 2 – Warehouse	25,854	2,402
Unit 3 – Office	3,381	314
Creative House	3,379	313
Total	32,614	3,029

Terms

The property is available to let on a full repairing and insuring lease for a term of years to be agreed or available on a freehold sale with the benefit of income.

Tenancy

Creative House is let to HLG Leisure & Events t/a Pretty Pictures on a 5 year lease from 1/11/2022 at an annual rent of £20,000 exclusive.

Price

£1,600,000.

EPC

The EPC is available upon request.

Rateable Value

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

Legal Costs

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

TO LET/FOR SALE WITH PART INCOME PRODUCING

Units 1 & 2, Chainbridge Industrial Estate, Tundry Way, Gateshead, Blaydon-On-Tyne, Tyne And Wear, NE21 5SJ

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.

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 tenant or purchaser.



Unit 1



Unit 1





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

- (i) 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.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (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