



## Industrial Unit

10,549 Sq Ft (980 Sq M)

- Rarely Available
- Established Industrial location
- New roof Installed in 2019
- Secure external yard & parking
- Planning granted for B2 and B8 uses or current Leisure use.

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## Location

Unit F Spencer Road is located within Blyth Riverside Industrial Estate which is a busy commercial estate combining a number of local, regional and national occupiers including the likes of Howdens, Velux, Travis Perkins, Jewson and Supernode.

Blyth is situated on the North East coast approximately 11 miles from Newcastle City Centre, 5 miles to the south of Ashington and 4 miles to the north of Cramlington. Connectivity is excellent with the A189 approximately 1.5 miles west providing road links to the A19 and A1 further connecting the region north and south.

## Description

The property comprises a mid-terraced industrial warehouse which is currently utilised as a children's soft play centre with the intention being that this would be stripped back to an industrial shell specification when the tenant vacates. A new roof was fitted to the property circa 2019 and internally the space is of steel portal frame construction with brick and clad elevations.

The warehouse space contains LED lighting and concrete flooring with an eaves height of 4.65 metres to the haunch extending to 9.46 metres at the apex. There is one roller shutter door which measures 3 metres wide x 3.2 metres high.

Externally the property has a good sized tarmac secure parking and yard area to the front elevation which opens out onto Cowley Road.

Gas and 3 Phase electricity and water are all available on site, however we would suggest all interested parties should carry out 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
<b>Total</b>	<b>10,549</b>	<b>980</b>

## Rent

On Application.

## EPC

The property has a rating of B (50).

## Rateable Value

The Valuation Office Agency describes the property as Children's Activity Playground & Premises. The current Rateable Value is £38,250 (April 2023).

*\*If the unit were to revert to an industrial use the landlord suggests the current Rateable Value could be challenged and potentially be reduced.*

## Legal Costs

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.

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## TO LET

Unit F, Progressive Court, 6 Spencer Road,  
Blyth, Northumberland, NE24 5TG

### 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.

### Planning

Following a recent planning approval the property is suitable for B2 & B8 uses, along with the current leisure use.





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