



**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

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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 area:

	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

Tenancy

Creative House is let to HLG Leisure & Events t/a Pretty Pictures on a 5 year lease from 01/09/2022 at an annual rent of £20,000 exclusive with a break date on 01/08/2028 and rent reviews on 01/08/2028 and 01/08/2031.

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.

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

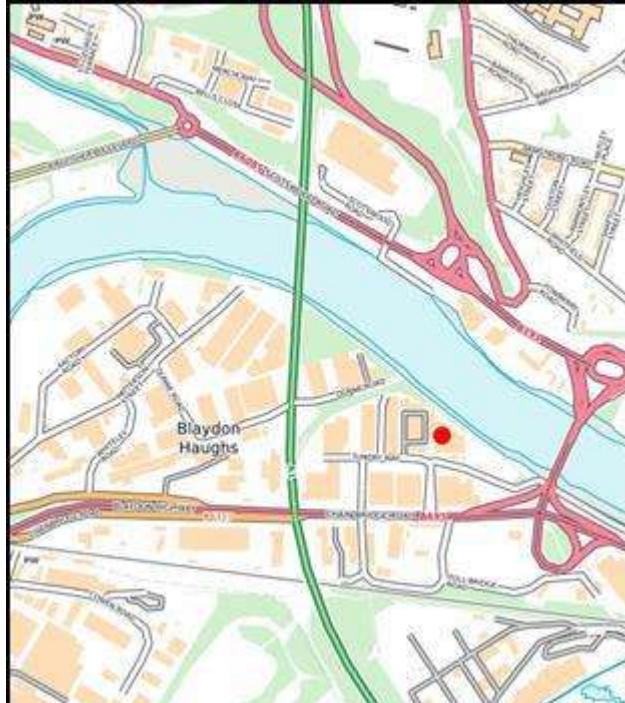
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant or purchaser.



Unit 1



Unit 1





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