



Secure Storage Yard

0.72 Acres (0.29 Hectares)

- Majority concrete surface
- Fenced yard area with CCTV and gated access from the road
- Rarely available
- Excellent access to A1 and A189

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TO LET

Watson Haulage, Barrington Road,
Bedlington, Northumberland, NE22 7AJ

Location

The site 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 Remondis and Hanover Dairies. There is easy access to the A189 and A1. 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 site forms a level secure storage yard area mainly laid with concrete and some elements of tarmac. The site is set within a wider compound which is securely fenced with gated access from the main road and CCTV security throughout the site. Power and water are available on site and there is also a diesel storage tank, should an occupier require it this can be recommissioned.

Services

Utilities are available on site.

Accommodation

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

	Acres	Hectares
Yard Area	0.72	0.29

Terms

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

Rent

£26,000 per annum exclusive.

EPC

Not required.

Rateable Value

Byusiness Rates are currently paid by the landlord and the rent is inclusive of any Business 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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

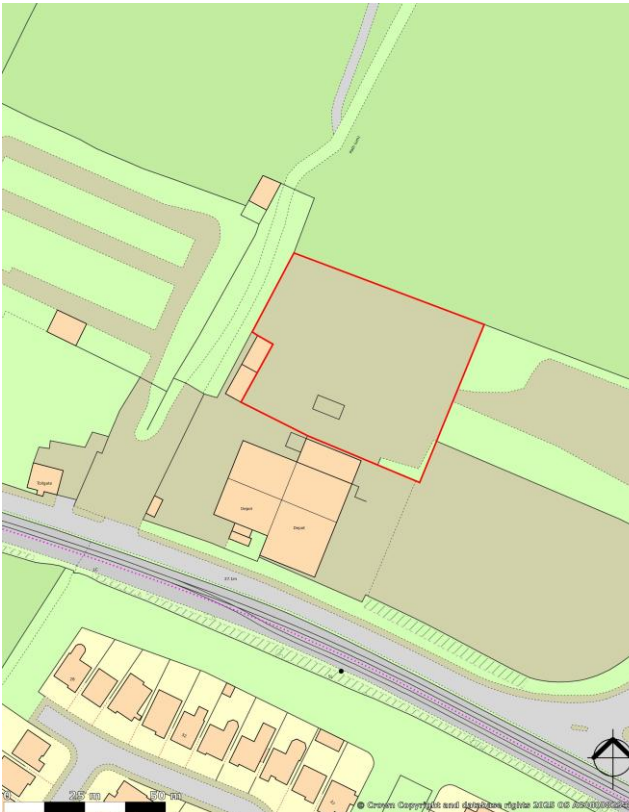
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.

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