



## PROPERTY ADDRESS

UNIT 3

CONISTON COURT

BLYTH RIVERSIDE BUSINESS PARK

BLYTH

NE24 4RP

**TO LET**

MODERN INDUSTRIAL UNIT

1.045.49 m<sup>2</sup> (11,254 sq ft)

**Mileway**

## Location

The property is located in Coniston Court on the established Blyth Riverside Business Park, Northumberland.

Blyth is situated on the North East coast approximately 11 miles North of Newcastle and 5 miles South of Ashington.

The unit offers excellent communication links being in close proximity to the A189 which provides access to the A19, A1(M) and the wider motorway network.

The exact location is shown on the attached plan.

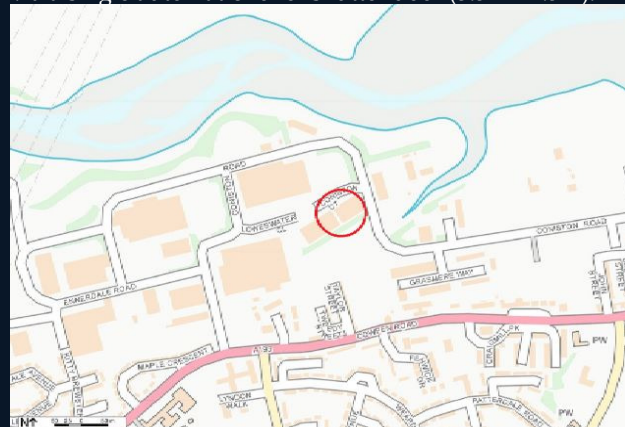
## Description

Coniston Court was developed approximately 10 years ago and provides modern industrial accommodation within a secure site.

Unit 3 is semi-detached and constructed of steel portal frame design with brick & blockwork in fill walls with profile cladding to all elevations and roof above incorporating translucent panels.

Internally the unit benefits from an open plan warehouse / factory with single storey offices / WC to the front.

The warehouse provides concrete floors, high bay sodium lighting, eaves mounted hot air heating and a minimum eaves height of 5.45 m rising to an apex of 7.45 m. Vehicular access is via a single automatic roller shutter door (3.5m \* 4.5m).



## Rent

Unit 3 : £50,643 per annum exclusive.

## Services

All main services, including gas, electric, water and mains drainage.

## Tenure

The unit is available on new Full Repairing and Insuring agreement by way of service charges for a term of years to be agreed to incorporate regular rent reviews.

## EPC

Unit 3 : B-33

## Accommodation

Description	Area (Sq ft)	Area (SQ M)
Warehouse	10,150	942.96
Office	1,104	102.53
<b>Total area</b>	<b>11,254</b>	<b>1,045.49</b>

## Rates

The subject property has the following Rateable Value £40,250. We recommend that interested parties make their own enquiries of the local Rating Authority.

## VAT

All figures are quoted exclusive of VAT but will be liable to VAT.



## Further Information

contact the joint agents:

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