

# to let



*The industrial property specialists*

**UNIT 11C  
GALAXY BUSINESS PARK  
NEWBURN BRIDGE ROAD  
BLAYDON ON TYNE  
RYTON  
NE21 4NT**



- END TERRACE FACTORY / WORKSHOP UNIT WITHIN SECURE ESTATE
- TOTAL AREA: 67.19 M<sup>2</sup> (723 SQ FT)
- TO BE REFURBISHED
- COMPETITIVE RENT / INCENTIVES AVAILABLE
- RENT: £5,000 PA EXC

**www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk**



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## LOCATION

Blaydon is situated on the south bank of the River Tyne approximately 3 miles west of Newcastle City and Gateshead Town Centres.

The area benefits from excellent communication links being less than 1 mile west of the A1 and A165 which provides access to the regional and national road networks.

The subject property is situated on the popular Galaxy Business Park which is predominantly industrial in nature. The estate offers a selection of workshop / warehouse units with open storage and office accommodation.

The exact location is shown on the attached plan.

## DESCRIPTION

The subject property comprises an industrial workshop of portal frame construction under a flat clad roof with brickwork walls with glazed windows

The property is to be refurbished to provide a spacious workshop with new WC facilities.

The accommodation will offer painted walls and floor with LED lighting and an effective eaves height of 2.62 m.

Access is provided via an electric roller shutter door (2.6 m \* 2.5 m) to the front elevation with steel security pedestrian door.

## ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA) :

Workshop	67.19 m <sup>2</sup>
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<b>TOTAL GIA:</b>	<b>67.19 M<sup>2</sup></b> <b>(723 SQ FT)</b>
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## SERVICES

The property benefits from all main services, with the exception of gas.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

## BUSINESS RATES

It is understood the unit has been assessed as follows:

**RV : £2,950**

(All interested parties contact the Local Authority to confirm these figures).

## TENURE

The premises are available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## SERVICE CHARGE

The lease will be subject to a fair and reasonable proportion of the estates service charge for maintenance of common areas.

Full details upon request

## RENT

Our client is seeking a rent of £5,000 p.a. exc.

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is Band E (104).

Full details available upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

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

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

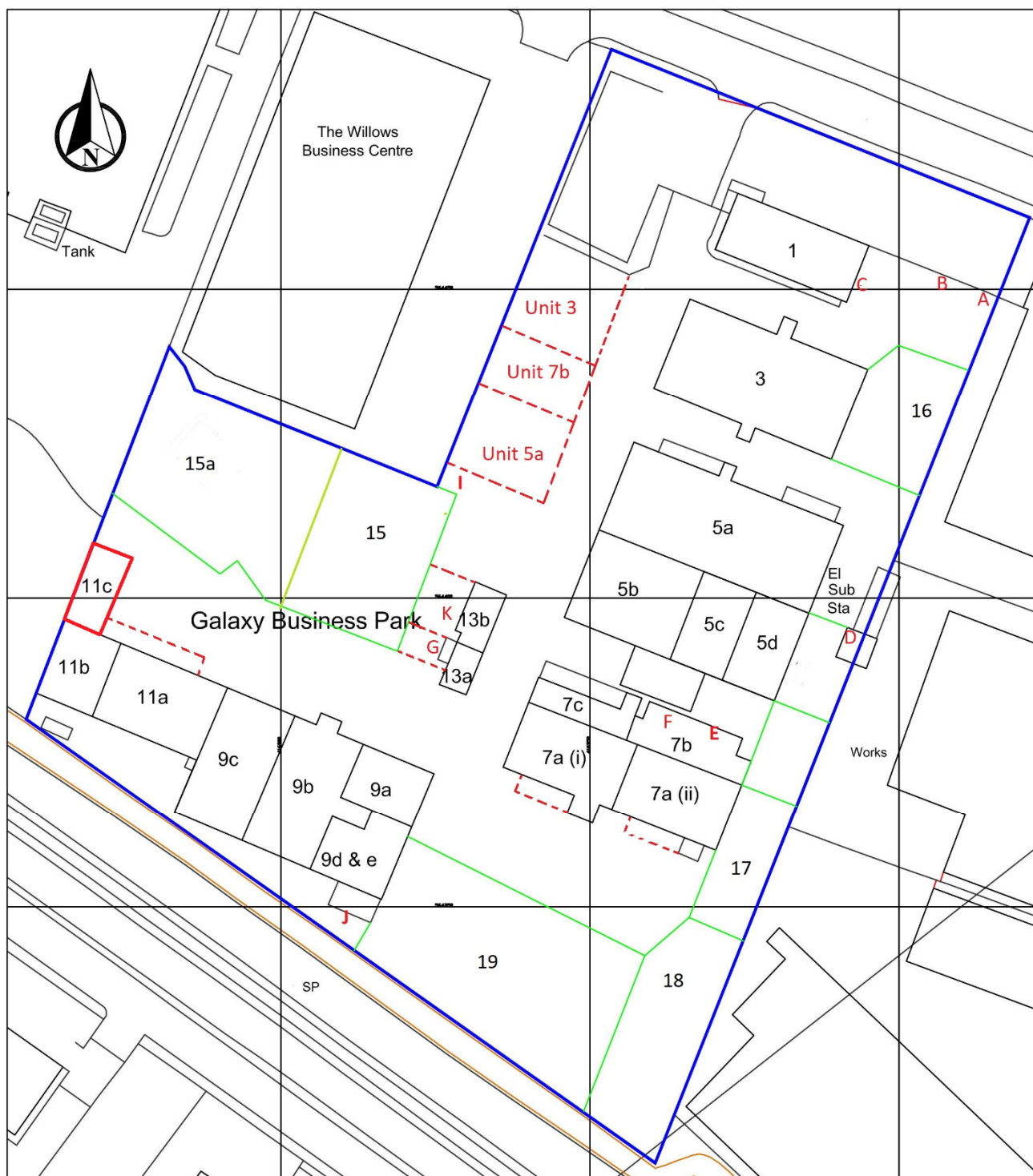
**Tel: 07841 871710**

**Email:**

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**January 2021**





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