

to let



Arch
The Northumberland
Development Company

**UNIT 30
RICHARD STANNARD HOUSE
BRIDGE STREET
BLYTH
NORTHUMBERLAND
NE24 2AG**



- SELF CONTAINED OPEN PLAN MODERN OFFICE SPACE
- SUITE SIZES FROM 1,700 SQ FT – 1,937 SQ FT
- TOWN CENTRE LOCATION
- CONSTRUCTED IN 2000
- PLENTY OF CAR PARKING
- FLEXIBLE TERMS

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



LOCATION

The subject property is located on Bridge Street, Blyth.

Blyth is located approximately 16 miles to the north east of Newcastle upon Tyne, 16 miles south of Morpeth and 9 miles to the south of Ashington.

The town is accessible via the A189 trunk road.

Richard Stannard House is located in the centre of Blyth and is accessed from Bridge Street.

The property is within close proximity to local amenities and car parking facilities directly behind.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers modern open plan office accommodation over ground and first floor levels.

The suites benefit from a modern specification that includes suspended ceiling, recessed lighting, gas fired central heating and perimeter trunking along with male and female WC and kitchen facilities on each floor.

ACCOMMODATION

From onsite measurements the following areas have been calculated (NIA):

No.28	253m ² (2,744 sq ft)
No.38	254m ² (2,744 sq ft)
No. 32/34	255m ² (2,744 sq ft)
No.38	157.9m ² (1,700 sq ft)
No.40	179.9m ² (1,937 sq ft)

SERVICES

It is understood that all mains services are connected to the unit.

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

BUSINESS RATES

From verbal discussions with the Local Rating Authority it is understood that the premises are assessed at RV:

No.28	£7,400
No.38	£7,400
No. 32/34	£15,500
No.38	£9,200
No.40	£10,500

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

TENURE

The accommodation is available on new FRI leases for a term of years to be agreed.

SERVICE CHARGE

A service charge will be payable for the maintenance of common areas – full details upon request

RENT

Our client is seeking a rent of from £8 per sq ft equating to the following rents:

No.28	£19,208
No.38	£19,208
No. 32/34	£19,208
No.38	£11,900
No.40	£13,560

Incentives may be available subject covenant and lease term.

The landlord stipulates the payment of 1 months' rent deposit in advance.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

GRANT ASSISTANCE

For further information contact Graham Adams (Arch) – 01670 528490. Arch, the Northumberland Development Company is well-established and highly regarded landlord. As an Arch business tenant you can relax safe in the knowledge that they are a locally based landlord with a personal touch and a dedicated team on hand if you need them.

They have commercial offices and business space to let from small start-up managed workspace to larger industrial units and offices. They will work with you to help find the right space in the right location for your business.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

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January 2019



F492 Printed by Ravensworth 01670 713330

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