

PRELIMINARY DETAILS TO LET / MAY SELL

Chainbridge Road, Blaydon, Tyne and
Wear, NE21 5SS



Former Tata Steel Premises

115,694 ft² (10,747.98 m²)

- Refurbishment / Development opportunity
- Suitable for alternative uses STP such as trade counter, automotive, storage and leisure
- Excellent communication links
- Prominent position close to the Metrocentre, A1 Western-By-Pass and Newcastle upon Tyne

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Subject to Contract

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Location

The property is located less than a mile east of Blaydon town centre located on the southern side of Chainbridge Road, approximately 4 miles west of the Newcastle City Centre. The site is highly visible from the A1 Western Bypass bridge and has good access to the A1 both north and south and the Metrocentre is less than 1.5 miles to the East.

The surrounding area is a mixture of heavy and light industrial uses as well as trade counter and quasi-retail.

Description

The property comprises a large 5 bay warehouse, a two-storey block of office accommodation and a small garage.

The warehouse building is of steel frame construction with brick elevations and profiled steel cladding above. The roof is a steel trussed design with a corrugated covering with glazed roof lights along the length of each bay with the eaves heights varying from approximately 5m to 10.5m.

The unit is accessed via one large steel sliding door and an electrically operated roller shutter door on the north elevation together with three electrically operated roller shutter doors and five steel shutter doors on the east elevation.

The office building also has brick and cladding elevations with double glazed windows, under a pitched roof.

Accommodation

The property comprises the following approximate gross internal areas (GIA):

Unit	M ²	Ft ²
Ground floor warehouse	9,976.90	107,391
Ground floor office	385.54	4,150
First floor office	385.54	4,150
Total	10,747.98	115,694

Tenure

The property is available To Let on terms to be agreed.

Alternatively, the freehold may also be available to purchase.

Rent

On application

Business Rates

We understand through verbal enquiries with the Local Rating Authority that the premises have a rateable value of £160,000.

Interested parties are advised to contact the Local Rating Authority to obtain the precise rates payable.

EPC

The property has an EPC rating of C(66)
A full copy is available upon request.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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.

Viewing

Strictly through Naylors Gavin Black or our joint agent Richard Scott of Cushman & Wakefield – 0191 223 5711 or richard.scott@cushwake.com

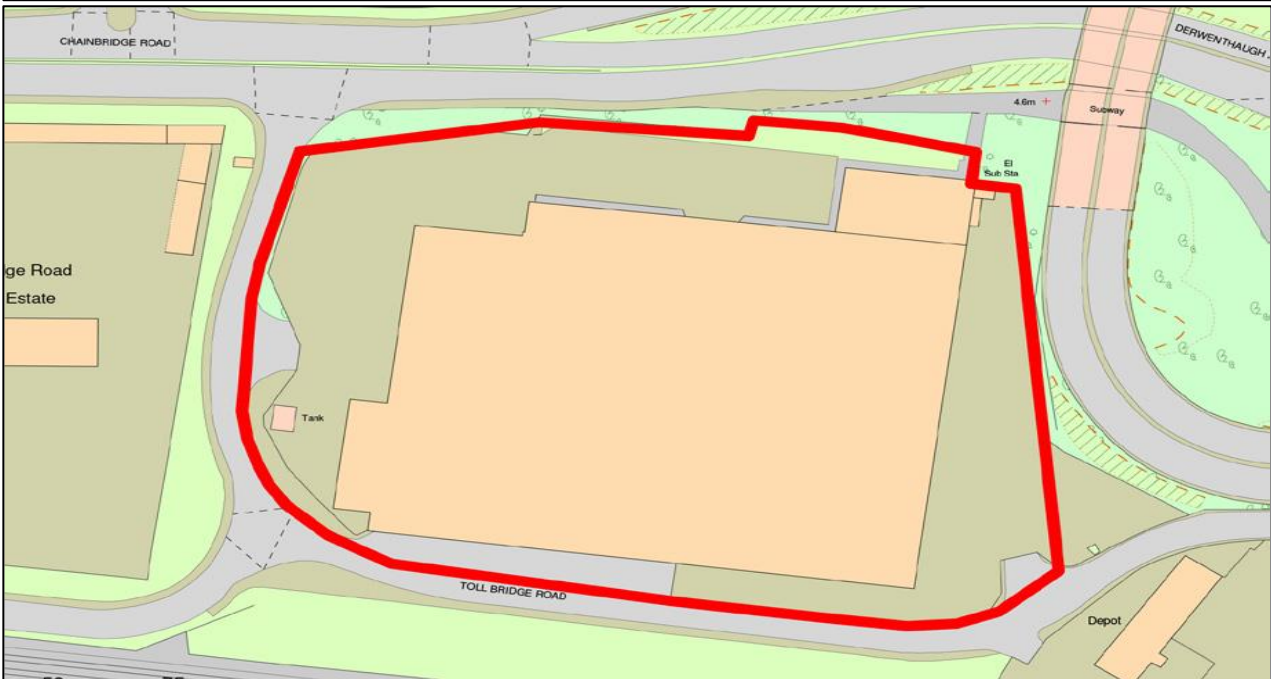
Date: 17 August 2020

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