

# TO LET UNIT 6 REGENTS DRIVE

PRUDHOE, NORTHUMBERLAND NE42 6PX



- Located adjacent to A695
- Attractive landscaped setting
- Close to train station
- Modern unit with generous parking
- Ground and first floor offices
- Warehouse clear height 6m

**MODERN INDUSTRIAL/WAREHOUSE UNIT**  
**17,002 sq ft** (1,579 sq m)

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## LOCATION

Regents Drive is located adjacent to the A695 Blaydon to Hexham road providing easy access to the A69 and A1 western bypass. The estate is approximately 8 miles west of the A1 and approximately 14 miles east of Hexham.

DESTINATION	DISTANCE (Approx)
A1	8 miles
Newcastle	10 miles
Hexham	14 miles



Warehouse clear height 6m

## DESCRIPTION

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Modern detached unit of steel portal frame construction with insulated cladding and inner blockwork dado walls providing a clear internal height of 6m.

Attractive curved roof of insulated cladding incorporating double glazed roof lights.

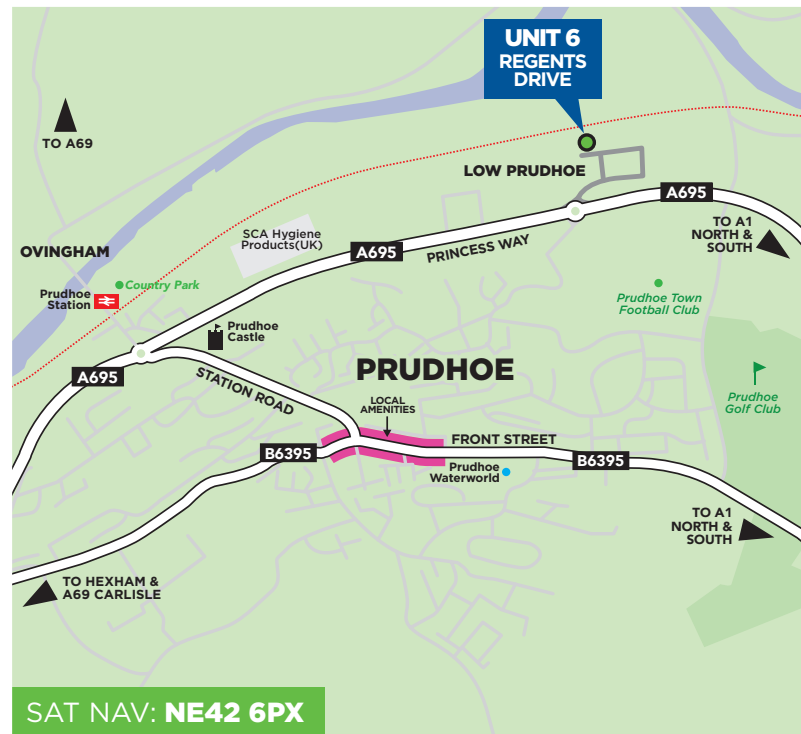
Two storey office area with gas fired central heating, suspended ceilings with integral lighting units and three compartment trunking for power/comms.

Access to the production area via a single electrically operated insulated panel loading door. Generous parking adjacent to the dedicated fenced concrete service yard.



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SAT NAV: NE42 6PX

## LEASE TERMS

- New tenant's full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to lease length
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Rent payable quarterly in advance
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

## RENT / SERVICE CHARGE

The asking rent is £93,500 per annum.  
Service charge details on application.

## RATES

The property has a Rateable Value of £60,500 (2017 rating list). For confirmation of the actual rates payable please contact Northumberland County Council.

## EPC

The Energy Performance Rating on the property is C67. A copy of the EPC is available on request.

## FURTHER INFORMATION

Please contact the agents for further information or to arrange a viewing.



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