

NE32 3HG

# INDUSTRIAL

Lindisfarne Court, Bede Industrial Estate, JARROW

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# INDUSTRIAL



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**INDUSTRIAL**

**TO LET**

SIZES FROM

**495 - 2421 sq ft**

46 - 225 sq m

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## Location

Lindisfarne Court is located on Bede Industrial Estate. The estate is accessed from A185 and is less than 1 mile from the A19 Tyne Tunnel. Bede Metro Station is less than 1/2 mile away.



## Description

Blocks 37 - 42 comprise 37 single storey, terraced workshop units ranging in size from 495 - 2421 sq ft.

## Tenancy Terms

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by fixed 3% per annum
- Tenant responsible for payment of rates and utility charges

## Rent

Rent on application.

## Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

## Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise of the availability of any grant funding.

## Viewing

Please contact one of the joint agents to arrange an appointment.

## Energy Performance Certificates

Energy Performance Certificates available from Landlord.

## INDUSTRIAL

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