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TO LET

UNIT 1, REGENTS DRIVE
LOW PRUDHOE INDUSTRIAL ESTATE
PRUDHOE, NORTHUMBERLAND NE42 6PX

INDUSTRIAL UNIT

6162 sq ft (572 sq m)

KEY FEATURES

- Trunk Road Location
- Attractive landscaped setting
- Adjacent to local facilities at Tyneview Retail Park
- Unit benefits from ground floor offices plus mezzanine storage
- Open plan shared access yard space



CONTACT US:

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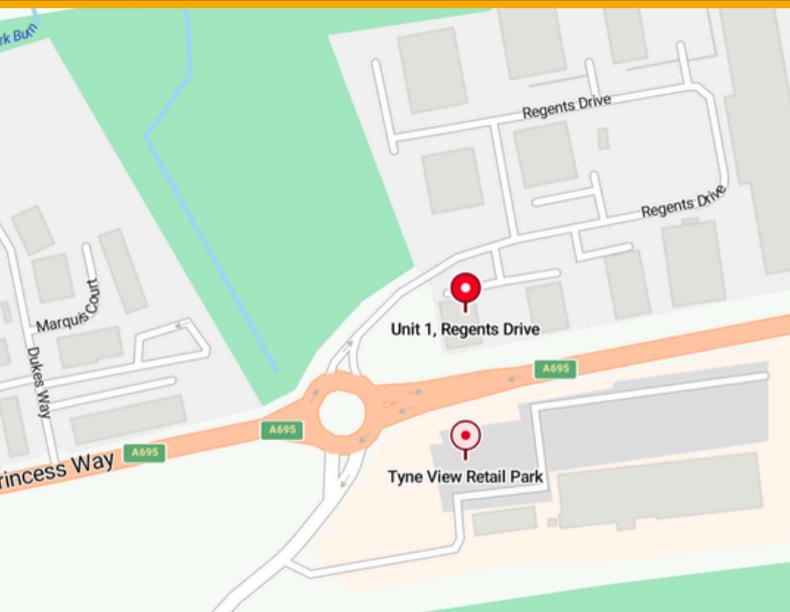
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UNIT 1, REGENTS DRIVE

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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 6.4 miles west of the A1 and approximately 14 miles east of Hexham. Unit 1 is located near the entrance to the estate and within walking distance of Tyne View Retail Park facilities and around 1 mile from the town centre.

MODERN INDUSTRIAL UNIT

6,162 sq ft (572 sq m)

DESCRIPTION

Modern detached unit of steel portal frame construction with insulated cladding & inner blockwork walls providing a clear internal height of 6m (min). Attractive curved roof of insulated cladding with double glazed roof lights. Ground floor office with Reception & WCs, suspended ceilings with integral lighting units & trunking for power/comms. Access to the production area via an electrically operated insulated panel loading door.

SPECIFICATIONS

- Offices & Reception c.1162 sq ft/108 sq m
- Factory/Warehouse area c.3838 sq ft/357 sq m
- Mezzanine Storage c.1162 sq ft/108 sq m
- Parking (11 spaces)
- Open plan shared access concrete yard
- Gas fired central heating
- 3 Phase electricity supply

EPC

EPC Rating is B (47). Certificate available on request.



TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges



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