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TO LET

UNIT 57 AIDAN COURT BEDE INDUSTRIAL ESTATE

JARROW, TYNE & WEAR NE32 3EF

UNDER REFURBISHMENT

Photos are for representation only


7,224 sq ft (672 sq m)

KEY FEATURES

- Good access to A19/Tyne Tunnel
- Ground floor office & mezzanine storage
- Within well established Bede Industrial Estate
- Tenant controlled estate access gates



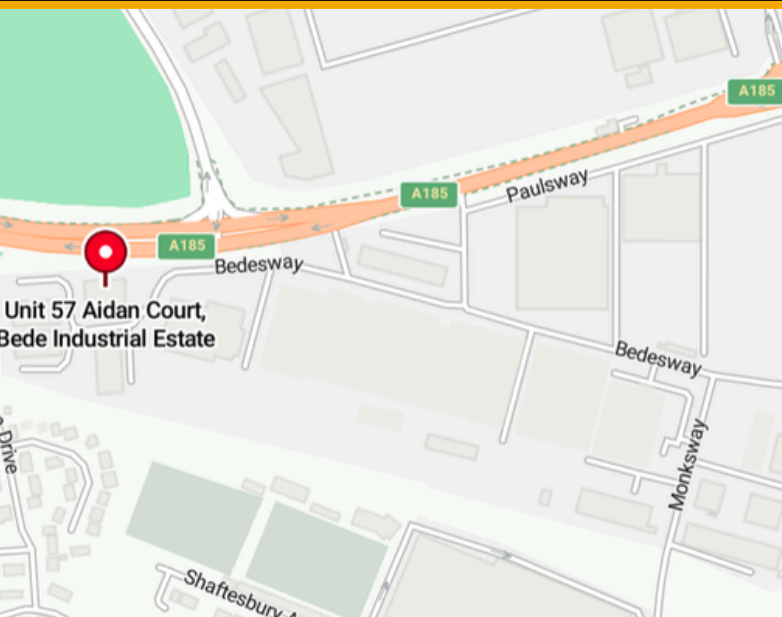
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UNIT 57 AIDAN COURT BEDE INDUSTRIAL ESTATE JARROW, TYNE & WEAR NE32 3EF



LOCATION

Aidan Court is located at the western end of Bede Industrial Estate. The estate is accessed from the A185 and is less than one mile from the A19 Tyne Tunnel. Bede metro station is a short walk from the estate providing good public transport links.

Nearby occupiers include Greggs Plc and J Barbour & Sons Ltd.

INDUSTRIAL UNIT
7,224 sq ft (672 sq m)

DESCRIPTION

Detached unit of steel portal frame with pitched, profile sheet roof incorporating roof lights. The elevations are of brick/blockwork and profile cladding. The unit has an entrance lobby, ground floor office accommodation, WC & kitchen facility and mezzanine storage. The production area has an electronically operated loading door. There is external dedicated parking.

SPECIFICATION

- Ground floor office accommodation
- Mains gas, 3 phase electric and water
- WC facilities
- Minimum eaves height 4.6m
- Loading door 4.0m (w) x 4.6m (h)

EPC

EPC rating is C (74). 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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