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TO LET

UNIT 49A CUTHBERT COURT BEDE INDUSTRIAL ESTATE

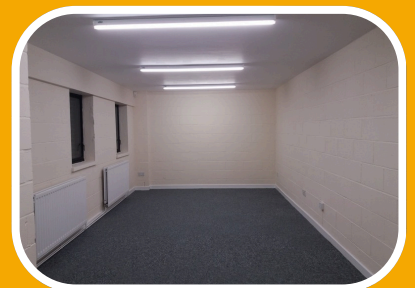
JARROW | TYNE & WEAR | NE32 3EG

INDUSTRIAL UNIT

3,014 sq ft (280 sq m)

KEY FEATURES

- Office with mezzanine storage above
- External fenced compound
- Minimum Eaves Height 4.5m
- Good access to A19/Tyne Tunnel
- Close to Bede Metro Station



CONTACT US:

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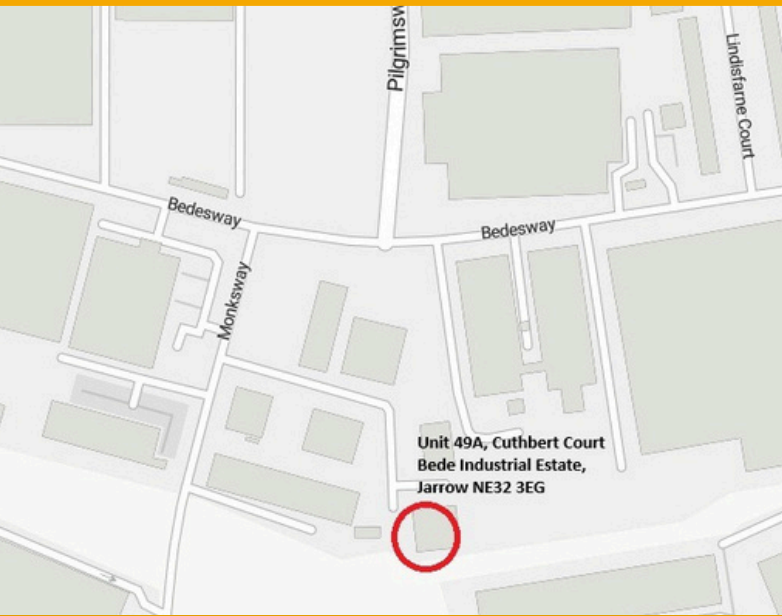
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UNIT 49A CUTHBERT COURT

BEDE INDUSTRIAL ESTATE

JARROW | TYNE & WEAR | NE32 3EG



LOCATION

Cuthbert Court is located on the well established Bede Industrial Estate. The estate is accessed from the A185 and is less than a mile from the Tyne Tunnel. The A19 and A194 linking to the A1 are only minutes away.

INDUSTRIAL UNIT
3,014 sq ft (280 sq m)

DESCRIPTION

Modern semi detached unit of steel portal frame construction with a pitched roof incorporating roof lights. The elevations are brick/blockwork with profile steel sheeting. Internally there is a lobby with WC facilities and ground floor office with mezzanine storage above. The production area is heated by gas warm air heaters. There is a fenced compound to the gable.

SPECIFICATION

- Mains electricity, gas and water
- Gas warm air heaters to production area
- Gas combi system to office
- Minimum eaves height 4.5m

EPC

Individual EPC certificates available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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