



TO LET

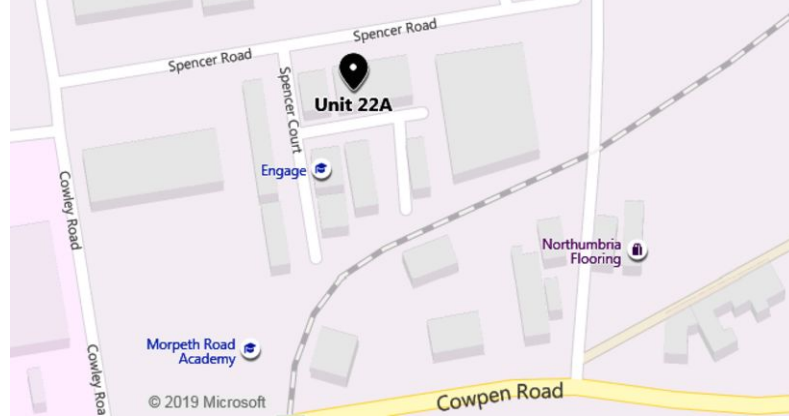
UNIT 22A, SPENCER COURT

**BLYTH RIVERSIDE BUSINESS PARK, BLYTH,
NORTHUMBERLAND NE24 5TW**



- Recently refurbished
- Close to trade counter occupiers
- Good access to A189 and A19
- Tenant controlled access gates
- Estate CCTV
- Flexible lease terms

INDUSTRIAL / TRADE COUNTER UNIT
4,850 sq ft (450 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A189 Spine Road	1.3	6	Car
A19	5.7	11	Car
A1	8.5	15	Car

Source: theAA.com

UNIT 22A, SPENCER COURT

BLYTH RIVERSIDE BUSINESS PARK, BLYTH, NORTHUMBERLAND



LOCATION

Blyth Riverside Business Park is situated behind Blyth Retail Park on the A193 linking Blyth to the A189 spine road. The estate is ideally placed for all parts of the region via the A189 and A19. Access to the estate is off Spencer Road. Nearby occupiers include Howdens Joinery, Jewsons and Travis Perkins.

DESCRIPTION

Recently refurbished semi detached unit of steel portal frame construction with brick/blockwork walls and insulated metal cladding. At present the unit is a shell fit-out, however an office and WCs are to be added. The unit has a new powder coated steel personnel entrance door and insulated up and over loading door. The estate benefits from tenant controlled access gates and CCTV.

SPECIFICATION

- Mains gas, electric and water
- Gas warm air heaters
- Loading door 3.1m wide by 3.8 m high
- Minimum eaves 3.8 m

EPC

We are awaiting the Energy Performance Certificate. The adjoining similar property has an EPC rating of C(75).

LEASE 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
- Tenant responsible for all repairs and decoration
- Rent and service charge payable quarterly in advance
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

RENT / SERVICE CHARGE / RATES

The asking rent is £24,420 per annum. Service Charge details on application. The property is being re-assessed for rating purposes.

VIEWING / FURTHER INFO

For further information or to arrange a viewing please contact Whittle Jones.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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