



**TO LET**

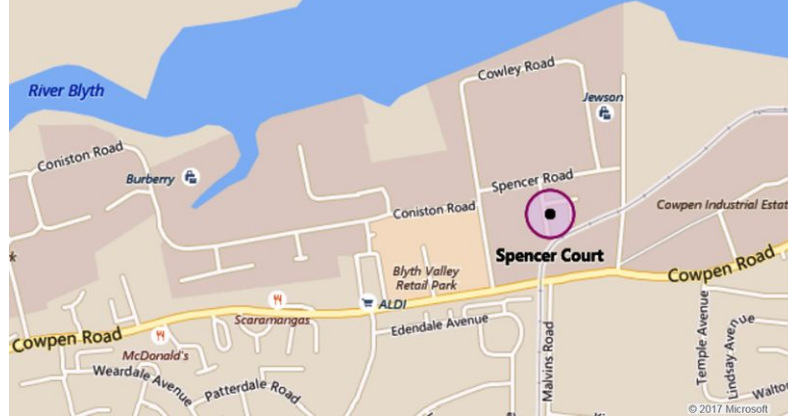
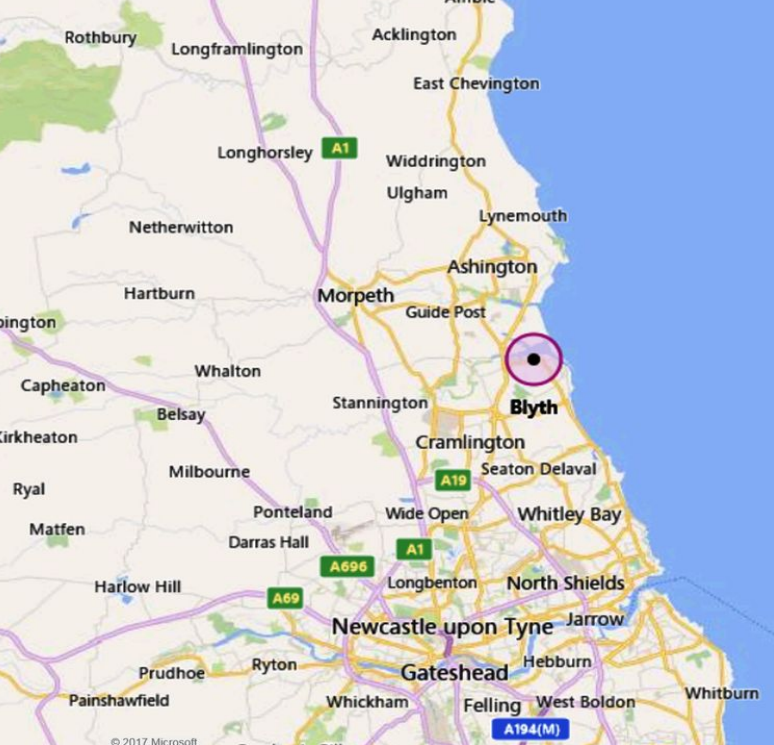
## SPENCER COURT

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



- Good access to A189 and A19
- Well established estate
- Tenant controlled access gates
- Estate CCTV
- Flexible terms
- Adjoining units can be combined

**WORKSHOP / INDUSTRIAL UNITS**  
**550 - 2,730 sq ft (51 - 254 sq m)**



## TRAVEL DISTANCE

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

Source: theAA.com

# 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.

## DESCRIPTION

Spencer Court comprises seven blocks of terraced workshops and one detached property. The units are of steel frame construction with brick/blockwork walls and insulated metal cladding. Each unit has a separate personnel door and loading door. The estate benefits from CCTV and tenant controlled access gates.

## SPECIFICATION

- Mains electricity, gas and water
- Gas fired warm air heater (to most units)
- WC facilities
- Loading doors 2.7m (w) by 2.7m (h) Blocks 17 -19
- Loading doors 2.6 m (w) by 2.8m (h) Blocks 20 - 24

## EPC

Energy Performance ratings for units within Spencer Court range between C and D ratings. Copies of individual certificates are available on request.

## 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 a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



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

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