



UNIT 8 TUNDRY WAY, CHAINBRIDGE INDUSTRIAL ESTATE, BLAYDON, TYNE & WEAR, NE21 5SJ

- Refurbished first floor offices
- Potentially also suitable for other uses
- Ample parking nearby
- Rent £10,500 per annum plus VAT

First Floor Office To Let

LOCATION

The property is situated on Chainbridge Road Industrial Estate in Blaydon, which lies approximately 5 miles west of Newcastle upon Tyne City centre, on the southern bank of the River Tyne, close to Scotswood Bridge and the A1 Trunk road.

The estate is a popular retail warehouse location which is well known throughout the Tyneside area. Occupiers on the estate include The Tile Shed and other retailers principally those in the Home Improvement and furnishing sectors.

There is ample shared free car parking available in the surrounding area.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property comprises first floor office space within a two-storey mid-terraced building of steel portal frame construction with brick/breeze block walls and profile metal sheet cladding. The windows to the office are UPVC double glazed.

The office space has recently been refurbished to a good standard. Internally, it benefits from a suspended ceiling with LED lighting and plastered walls. There is a modern kitchen and male/female w.c.'s. and a gas fired central heating system.

The two smaller rooms at the rear do not benefit from natural light.

There is shared car parking to the front of the property

ACCOMMODATION

The property is laid out as follows:

First Floor

Room 1	35.59 sq m (383 sq ft)
Room 2	30.19 sq m (325 sq ft)
Room 3	5.35 sq m (58 sq ft)
Room 4	18.57 sq m (200 sq ft)

Total 89.70 sq m (966 sq ft)

Rooms 3 & 4 do not benefit from direct natural light.



Office interior

TENURE

The property is available to let by way of a new internal repairing and insuring lease for a term of years to be agreed.

The tenants are also responsible for payment of a service charge and for their own gas and electricity supplies which are charged by way of a sub-meter.

RENT

£10,500 per annum, exclusive of business rates and payable quarterly in advance.

The property is registered for VAT and therefore VAT will be payable on the rent.

RATEABLE VALUE

The property will be reassessed for business rates upon occupation.

It is envisaged that potential tenants may benefit from small business rates relief.

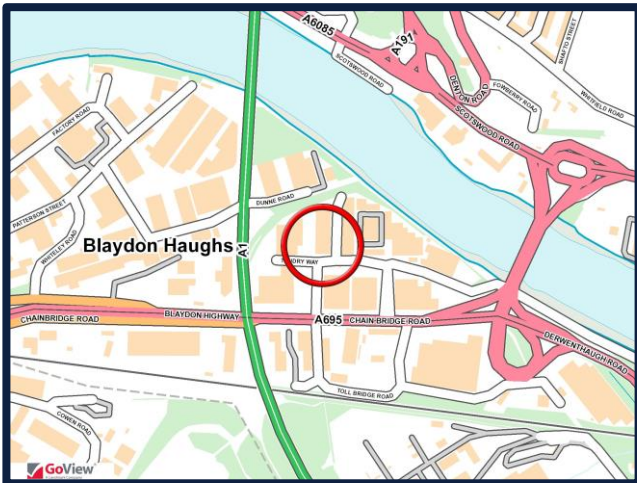
Interested parties should make their own enquiries of the Local Authority.

VIEWING

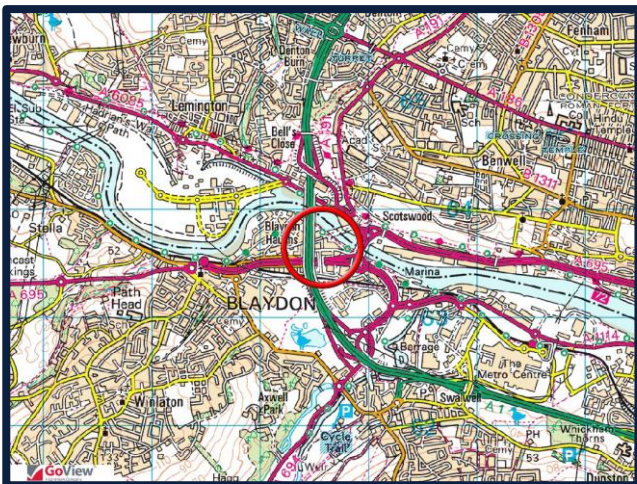
Strictly by appointment with sole agents YoungsRPS, reference Paul Fairlamb.



Office interior



Location plan



Town plan

LOCAL AUTHORITY

Gateshead Council, Civic Centre, Regent Street, Gateshead, Tyne & Wear, NE8 1HH

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-65. A copy of the certificate and recommendation report are available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars prepared February 2024

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

YoungsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither YoungsRPS (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither YoungsRPS (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.