



# Units 2-3, Bentley Court, Coniston Rd, Blyth NE24 4RL



**AVAILABLE 1<sup>ST</sup> AUGUST 2025**

UNIT 2 3377 SQ FT

UNIT 3 935 SQ FT

## DESCRIPTION

- Internal WC.
- Onsite parking.
- Office Space

## QUOTING RENT

Unit 2 - £19,415+VAT

Unit 3 - £6,545 +VAT

## MAINTENANCE CHARGE

Maintenance charge payable Unit 2  
£763 Per Annum +VAT and Unit 3  
£211.31.

This covers general maintenance of  
the estate.

## LEASE TERMS

Minimum term of 3 Years Internal  
repair and insuring .

## EPC RATING

C Rating

## INSURANCE

The Landlord will insure the building, with  
premium to be recovered from the Tenant.  
The current Insurance Rent contribution for  
the previous Insurance Year (1st April 2024  
– 31st March 2025) is £579.90 per annum +  
VAT for Unit 2 and £161.31 per annum + VAT  
for Unit 3 . Please be advised that the new  
2025-2026 charges have not been  
finalised yet and therefore this amount is  
likely to change.



### **ALL ENQUIRIES**

Please direct all enquiries to the  
Commercial team on the below:

commercial@advancenorthumberland.co  
.uk

01670 528460

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