

**To Let**



# To Let

- 2406 sq ft (223 sqm)
- Available 20th June 2026
- WC
- Parking onsite
- Popular Industrial location
- Benefits from yard space
- Please note: the property is not available for motor trade use.

## Unit 1 Bentley Court

### DESCRIPTION

The unit benefits from an internal WC, on-site parking, office space and is situated within a well known, sought after industrial location on Wansbeck Business park.

### Location

Unit 1 Bentley Courts is located within Blyth Riverside Business Park, a well established industrial estate in Blyth.

It offers strong access to regional routes, located about 1.5 miles from the A189, linking to the A19 and A1.

### QUOTING RENT

£16,845.00 per annum +VAT

### MAINTENANCE CHARGE

Maintenance charge payable is £530.00 per Per Annum + VAT  
This covers general maintenance of the estate.

### LEASE TERMS

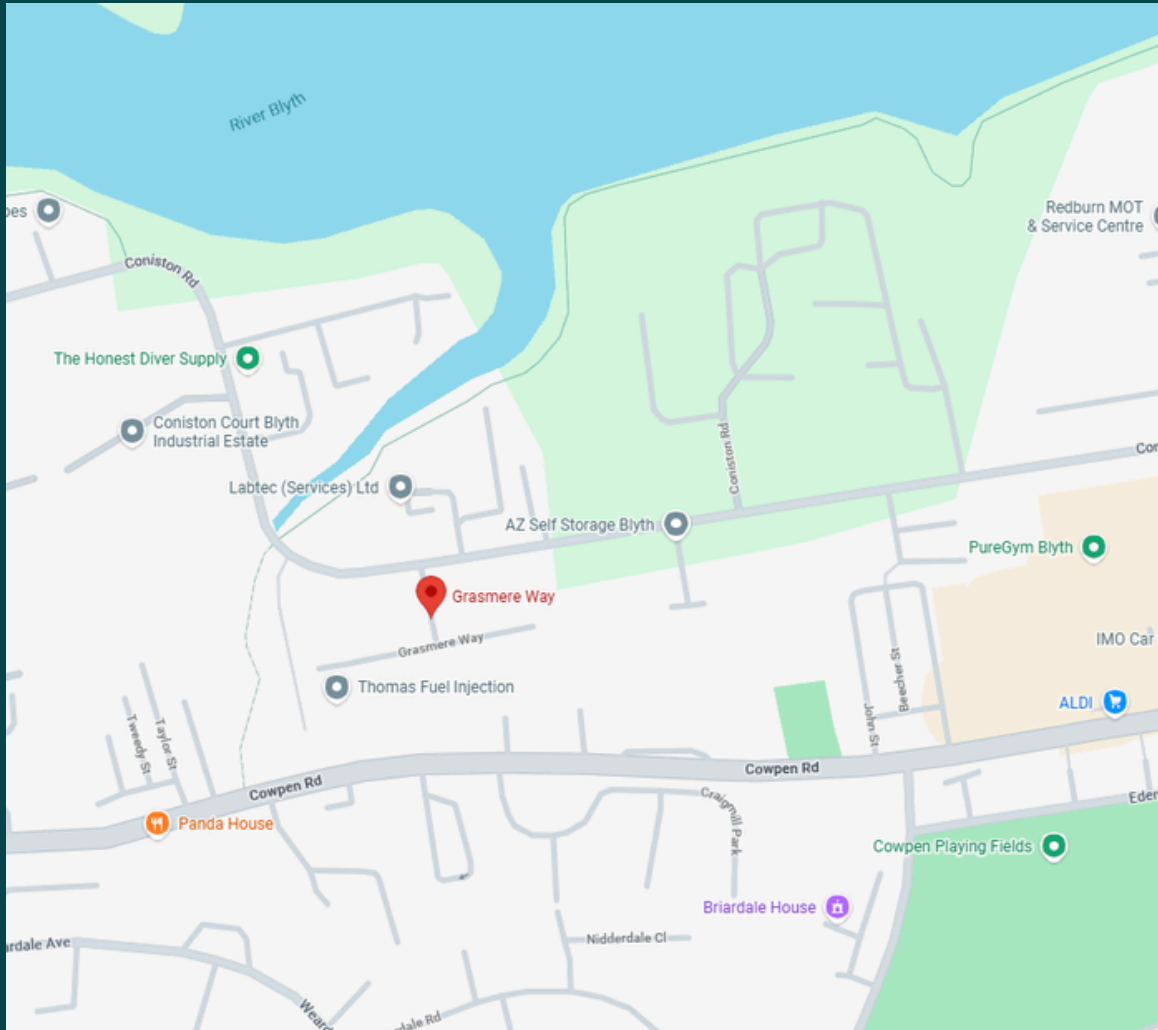
Minimum term of 3 Years Internal repair and insuring.

### EPC RATING

E Rating valid until the 19<sup>th</sup> August 2028

### 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 2025 – 31st March 2026) is £309.22 per annum + VAT.



For more information, please contact:

[commercial@advancenorthumberland.co.uk](mailto:commercial@advancenorthumberland.co.uk)

01670 524860



**Advance Northumberland  
Commercial**

Wansbeck Workspace, Rotary Parkway,  
Ashington, Northumberland NE63 8QZ

[www.advancenorthumberlandcommercial.co.uk](http://www.advancenorthumberlandcommercial.co.uk)