

To Let



Unit 8 Longridge Court

Barrington Industrial Estate, Bedlington, NE22 7DF

 **naylors**

To Let

Modern Industrial Unit

2,176 Sq Ft (202.02 Sq M)

- Fenced forecourt area
- Internal offices
- Good location
- Recently Refurbished

Location

Located within Barrington Industrial Estate to the north of Bedlington town centre and benefitting from access to the A189 and A1.

Description

The property comprises of refurbished industrial units with onsite parking facilities and internal WC and office areas. The unit also benefits from fenced yard area.

The unit has a roller shutter door measuring 3.86m (wide) x 3.01m (high). Minimum eaves height in the warehouse area is 2.95m to the haunch, extending to a maximum eaves height of 5.56m at the apex.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Unit 8: 2,176 sqft (202.02 sq m)

Terms

The premises are available by way of a new full repairing & insuring lease.

Rent

£16,000 per annum exclusive.

Rateable Value

Rateable Values April 2026 List:

Unit 8: £13,750

EPC

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Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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