

To Let

Unit 1B, Fergusons Business Park West,
West Sleekburn, Bedlington, NE22 7DH



Low Cost Industrial Storage Unit 281.7 m² (3,033 sq ft)

- Open plan space with clear height of 5.5m
- Office, kitchen & WC facilities
- Mezzanine stores area
- Security controlled estate
- Rent £14,950 per annum

SITUATION

The estate lies adjacent to the A189 Spine Road mid-way between Ashington and Blyth on the Cambois Road.

Please see the attached site and location plan for further details.

DESCRIPTION

The estate comprises a series of detached and semi-detached industrial and storage units which are used for a variety of different purposes.

Unit 1B comprises the following specification:

- Steel portal frame construction
- Clear internal height of 5.5m
- LED lighting to warehouse
- Electric roller shutter door (w: 4.5m x h: 4.1m)
- 3-phase electricity sub metered from landlord’s supply
- Mezzaine storage area
- Staff amenities including office & WC facilities
- Parking to the front of the unit

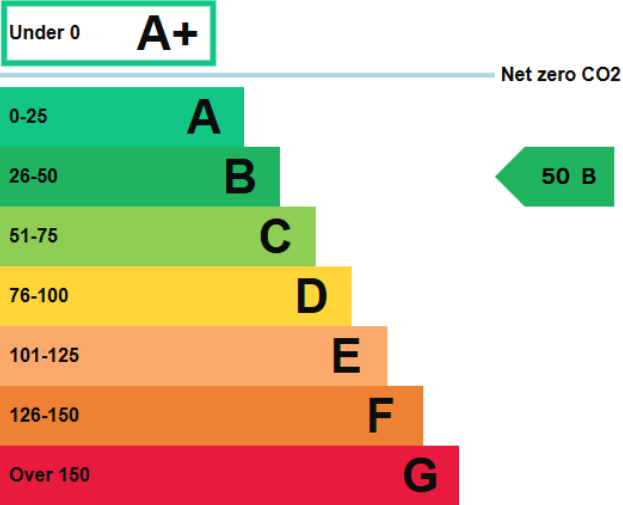
Accommodation

The unit has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Ed) and the floor areas are presented as follows:

Accommodation	Size (m²)	Size (sq ft)
Warehouse	231.3	2,490
Mezzanine	50.4	543
Total	281.7	3,033

ENERGY PERFORMANCE

The unit has an Energy Performance Asset Rating of B50.



RATING

According to the Valuation Office Agency, Unit 1B has a Rateable Value of £6,700.

You may be eligible for business rates relief if you occupy a single property with a Rateable Value below £15,000.

Further details from the following website:-
<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Lease Terms

The unit is offered to let on a new Fully Repairing and Insuring lease for a term of years to be agreed at a commencing rent of £14,950 per annum exclusive.

The landlord also levies an estate service charge covering the maintenance and upkeep of the estate common parts and cctv.

For further details please contact:

Particulars: May 2025



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Subject to Contract

VAT

All rents and prices are quoted exclusive of subject to Value Added Tax (VAT) which is payable.

VIEWING

Please contact this office for a convenient appointment to view or for further information.



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