

TO LET

Unit 3B, Cowley Road,
Blyth Riverside Business Park, Blyth,
NE24 5TF



Industrial Unit

7,399 Sq Ft (687.36 Sq M)

- Rarely available
- Large secure external yard space
- Excellent links to Port of Blyth and Blyth Town Centre
- Available now

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NE24 5TF

Location

The property is located on Cowley Road within Blyth Riverside Business Park. Blyth is a coastal town in Northumberland in North East England situated approximately 30 miles North East of Newcastle upon Tyne.

Blyth holds strategic importance due to several key factors including its port facilities at the Port of Blyth, specialising in offshore energy, project cargo, container handling and dry bulk along with its energy sector whereby Blyth is becoming a hub for clean energy and tech innovation including offshore wind and research.

Blyth has good road links via the A189 Spine Road and A1(M) with improvements to rail links having recently taken place culminating in the opening of the new Northumberland passenger line. Blyth Bebside Station is due to open later in 2025.

Description

The property comprises a semi-detached brick built structure with steel portal frame and cladding to the elevations along with a pitched felt roof with glass skylights. There is one external roller shutter door which measures 3.99m wide by 3.67m high along with further double door access to the warehouse with an office and amenity block to the front of the property which extends over ground and first floors. This space is carpeted and includes suspended ceilings with fluorescent tube lighting. To the rear of the first floor offices there is also a first floor storage mezzanine with additional stairway access from the warehouse. There is an extensive yard to the southern elevation of the property laid with tarmac surface and fenced with metal palisade fencing with double gates which provide access to Cowley Road.

Measured electronically, this yard space extends to circa 0.16 acres.

Services

We understand the property is connected to all mains services. Interested parties are advised to make their own enquiries in this respect.

Accommodation

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

	Sq Ft	Sq M
Ground Floor Offices	987	91.68
Ground Floor Workshop and Warehouse	3,987	370.42
First Floor Offices	782	72.62
Mezzanine	1,643	152.64
Total	7,399	687.36

Terms

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

Rent

£39,500 Per Annum

EPC

The property has a current rating of C 53.

Insurance

The current buildings insurance premium for the building is £840.98 per annum.

Rateable Value

The property has a current Rateable Value (April 2023) of £22,500.

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Business Park, Blyth, NE24 5TF

Legal Costs

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

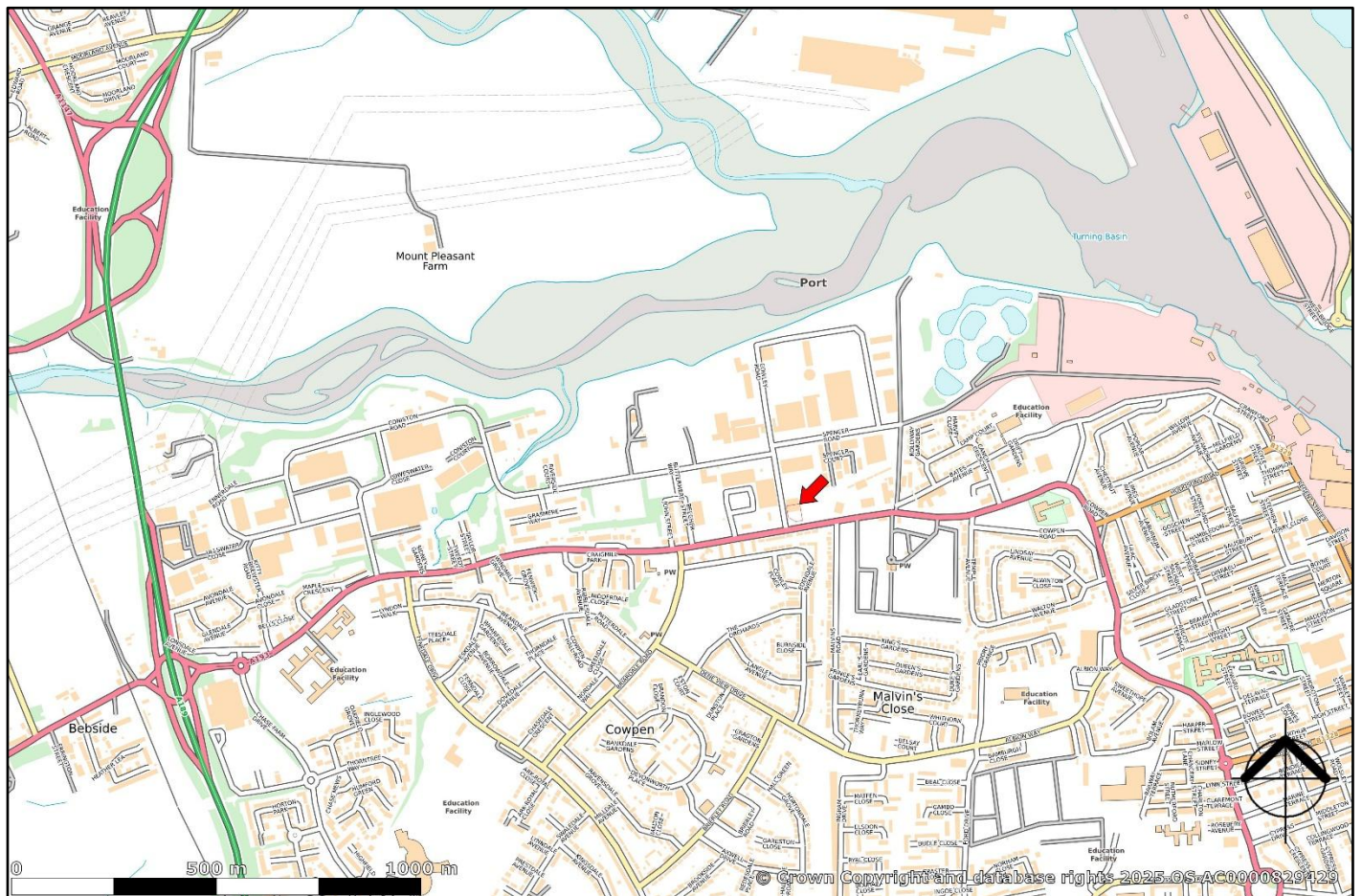
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP 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.





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- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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