



**TO LET**

# UNIT 1, REGENTS DRIVE LOW PRUDHOE INDUSTRIAL ESTATE

PRUDHOE, NORTHUMBERLAND NE42 6PX

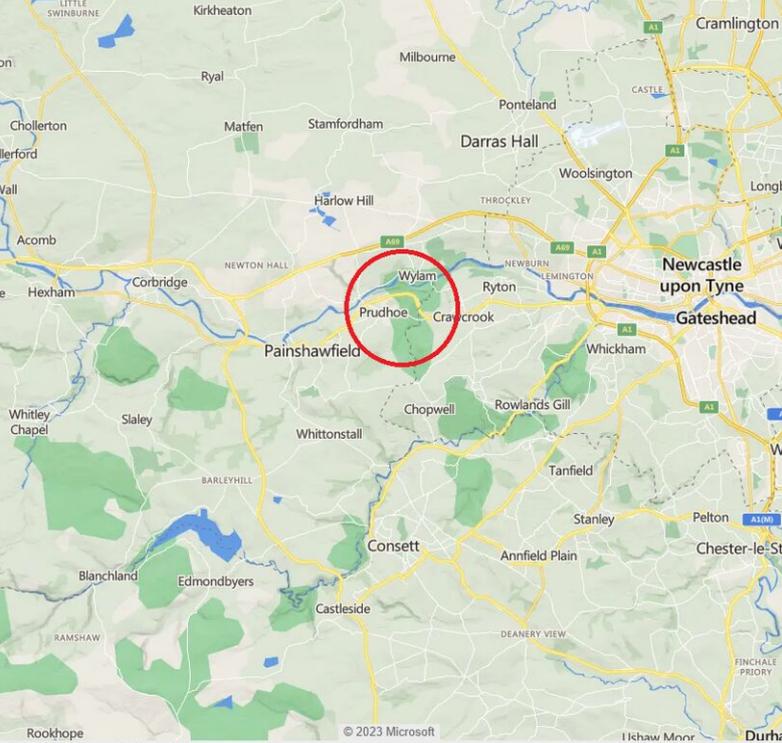


- **Trunk Road Location**
- **Train station nearby**
- **Attractive landscaped setting**
- **Unit benefits from ground floor offices plus mezzanine storage**
- **Open plan shared access yard space**
- **Adjacent to local facilities at Tyneview Retail Park**

**INDUSTRIAL/WAREHOUSE UNIT**  
**6060 sq ft (563 sq m)**



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## TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Blydon	6.4	12	Car
A68	6.2	12	Car
A69	6.9	12	Car
Prudhoe Train Station	1.2	23	Walk

Source: theAA.com

# UNIT 1, REGENTS DRIVE

LOW PRUDHOE INDUSTRIAL ESTATE, PRUDHOE, NORTHUMBERLAND



## LOCATION

Regents Drive is located adjacent to the A695 Blydon to Hexham road providing easy access to the A69 and A1 western bypass. The estate is approximately 6.4 miles west of the A1 and approximately 14 miles east of Hexham.

## DESCRIPTION

Modern detached unit of steel portal frame construction with insulated cladding and inner blockwork dado walls providing a clear internal height of 6m (minimum). Attractive curved roof of insulated cladding incorporating double glazed roof lights. Ground floor office area with Reception and WCs. Gas fired central heating, suspended ceilings with integral lighting units and three compartment trunking for power/comms. Access to the production area is via an electrically operated insulated panel loading door. Parking is provided adjacent to the concrete service yard.

## SPECIFICATION

- Offices & Reception c.1150 sq ft/106 sq m
- Factory / Warehouse area c.3770 sq ft/350 sq m
- Mezzanine Storage c.1150 sqft/106 sq m
- Parking (11 spaces)
- Open plan shared access concrete yard
- Gas fired central heating
- 3 Phase electricity supply

## TERMS

- New tenant's full repairing lease. Term length negotiable.
- Rent Reviews every 3 or 5 years subject to lease length.
- Landlord insures the building and recovers the premium from the tenant.
- Rent payable quarterly in advance.
- Rent Deposit required (subject to status check).
- Tenant responsible for payment of VAT, rates and utility charges.

## EPC

A copy of the EPC and Report can be made available upon request.

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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