



Watson Haulage

Barrington Road, Bedlington, Northumberland, NE22 7AJ

 **naylors**

To Let

Secure Storage Yard

1 Acre (0.40 Hectares)

- Majority road planings and part concrete surface
- Fenced yard area with CCTV and gated access from the road
- Rarely available
- Excellent access to A1 and A189

Location

The site is located just off Barrington Road to the North of Bedlington Town Centre and close by to Barrington Industrial Estate. The area comprises a mixture of industrial type buildings with a variety of tenants, notable occupiers include Remondis and Hanover Dairies. There is easy access to the A189 and A1. The area remains very popular with local occupiers as it provides a good base for operations in the Northumberland and North Tyneside areas.

Description

The site forms a level secure storage yard area mainly laid with road planings and part concrete. The site is set within a wider compound which is securely fenced with gated access from the main road and CCTV security throughout. Electrical power can be made available on site.

Services

Utilities are available on site.

Accommodation

The yard area is 1 acre.

Terms

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

Rent

£26,000 per annum exclusive.

EPC

Not required.

Rateable Value

Business Rates are currently paid by the landlord and the rent is inclusive of any Business Rates payable.

Legal Costs

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

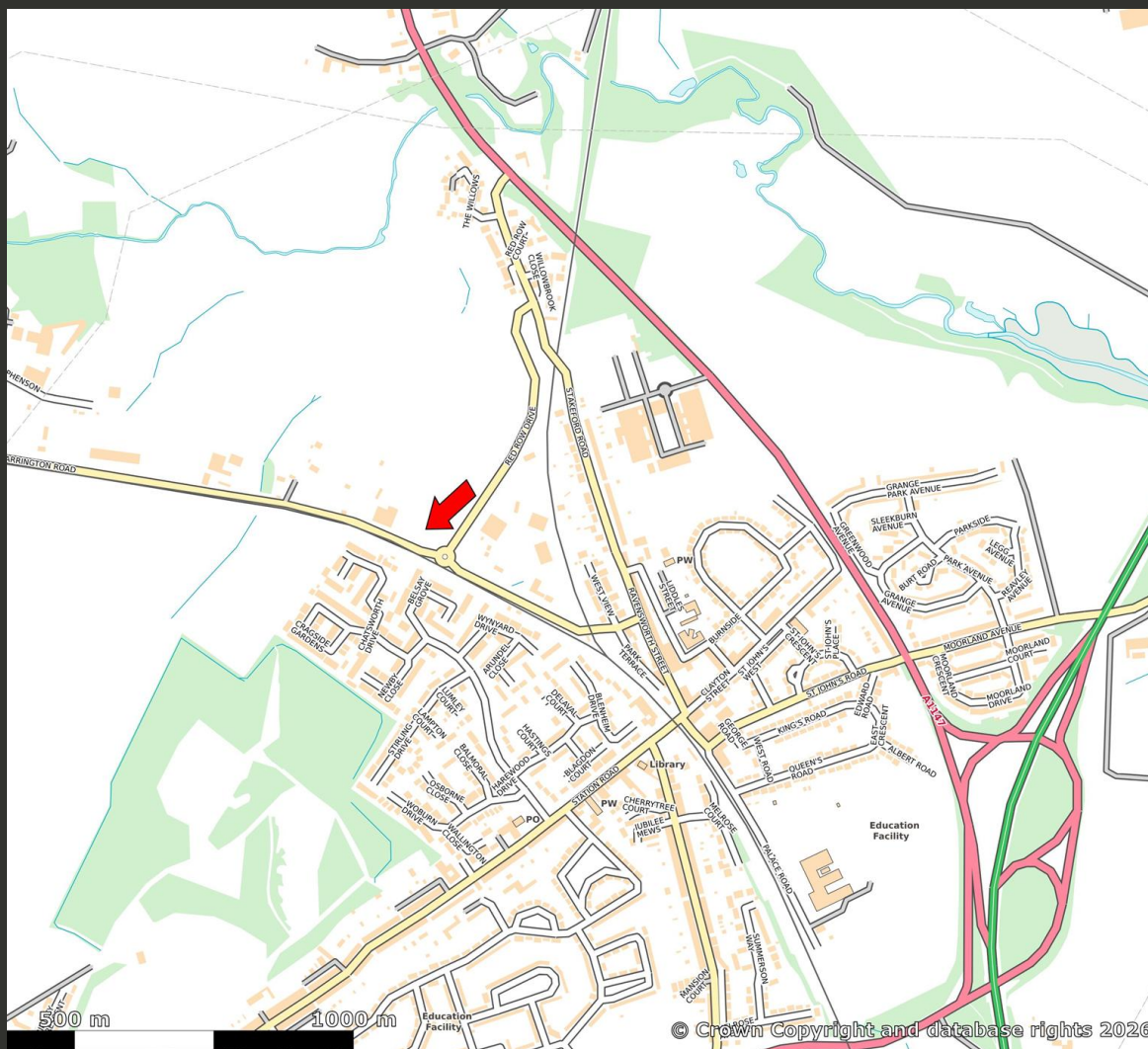
VAT

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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