



To Let

NE21 5TW

Churchill Works Cowen Road Blaydon

- 97,783 sq ft
- Extensive refurbished warehouse/industrial building
- Eaves height up to 8.4m
- Dock level and level access loading
- Secure service yard

SUBJECT TO CONTRACT

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Location

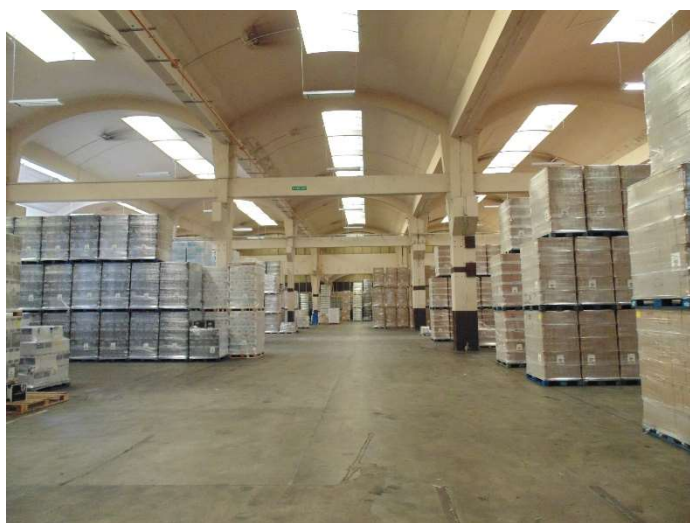
Blaydon is approximately 5 miles west of Newcastle City Centre on the south bank of the River Tyne. The property has good access to the A1 Western Bypass, Scotswood Bridge and Newcastle City Centre via the Blaydon Highway and A695. Intu Metrocentre is 2 miles to the east and Gateshead approximately 4 miles.

Description

A substantial industrial building suitable for a variety of uses with a clear internal height of up to 8.4m. The property is of concrete framed construction with brick elevations, clad with new profile metal sheeting in 2014.

The main building has a barrel vaulted roof with translucent skylights. A more recent steel frame extension incorporates five level access loading doors and one dock level door, with an eaves height of 5.4m.

A loading canopy to the side elevation gives access to the rear service yard and a further loading canopy. The property includes two storey offices and a reception office.



Accommodation

	sq m	sq ft
Original warehouse	6,844	73,664
Warehouse extension	2,133	22,958
Reception block	58	626
First floor office	50	535
Total GIA	9,085	97,783
Canopy areas	1,137	12,237

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £290,000 per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £125,000. The draft RV for 2017 remains at £125,000. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The EPC Rating for the property is C

Viewing

Via Agents HTA Real Estate

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