



**Lambert
Smith
Hampton**

0191 232 6291
www.lsh.co.uk

For Sale

Industrial

Modern Industrial Unit

Unit 1 Vance Court, Transbrittenia Enterprise Park, Blaydon, Tyne and Wear NE21 5NH



- 259.42 Sq M (2,900 Sq Ft)
- Modern unit with car parking
- Incorporating warehousing and executive offices
- Good access to A1

Lambert Smith Hampton

Higham House, New Bridge Street West, Newcastle Upon Tyne NE1 8AU T +(0)191 232 6291

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Location



The premises are located just off Patterson Street near the A695 Chainbridge Road in Blaydon within close proximity to the Scotswood Bridge and approximately 2 miles west of the Metro Centre. The Estate has good communication links with the A1 Western Bypass being immediately adjacent. Newcastle city centre lies approximately 4 miles to the east.

Description

Unit 1 is an end terrace property of steel frame construction under a dual pitched roof incorporating translucent light panels.

It benefits from a concrete floor, electric roller shutter loading door 3.66m (12') wide x 4.26m (13'95") high, reinforced security door and windows and mains supplies of gas, three phase electricity, water and drainage. The minimum eaves height is 4.11m (13'6") rising to 5.94m (19'59") at the apex.

The unit also incorporates some executive style offices.

Externally there is a tarmaced parking and loading area.

Accommodation

The premises have the following approximate principle Gross Internal Areas:-

Unit	Sq M	Sq Ft
Unit 1	259.42	2,900
(including offices)	170.10	1,848

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The entry in the 2017 Rating List is as follows:-

Warehouse & Premises

Rateable Value £12,500

Any interested party would be advised to contact the local Rating Authority to clarify the rates position.

Terms

£190,000 for the benefit of the freehold interest.

Energy Performance Certificate

The property has been rated in Band D - 80. A copy of the EPC is available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Andrew Wright

Lambert Smith Hampton

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15th September 2017

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