



# FOR SALE

REFURBISHED INDUSTRIAL UNIT WITH PARKING

UNIT 3 BLEZARD COURT, DUNNE ROAD, BLAYDON, NE21 5NH

  
**Naylors**  
Commercial Property People

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## Location

The property is located just off Dunne Road in an established industrial area of Blaydon-on-Tyne, approximately 4 miles from Newcastle City Centre. The site is easily accessible from Blaydon highway which connects to the main road network including the A1. Blaydon has seen a degree of redevelopment in recent years with the construction of a Morrison's supermarket and adjoining retail park. Further development is also planned on the former Churchill's Site.

## Description

The unit is an end terrace steel portal frame warehouse with blockwork to dado level and profile sheet cladding above. The roof is of a profile sheet design with circa 15% skylights. Internally the warehouse space benefits from concrete flooring, high bay LED lighting and two electric roller shutter doors measuring 3.65m (wide) x 5.0m (high) and 3.61m (wide) x 5.02m (high) respectively. The walls have been redecorated and the two rear fire exits have been recently renewed. Minimum eaves height in the warehouse is 5.3m to the haunch. Maximum eaves height is 6.84m to the apex. An office and amenity block is also located within the unit providing, male and female W.Cs, a kitchen, dining area and office space. The amenity block has been redecorated and new flooring and LED lighting installed. Externally there are 8 car parking spaces

to the front of the unit with further parking available via the communal spaces located across the road.

## Services

We understand mains services of electricity and water are present in the unit however these have not been tested or warranted. Interested parties are advised to make their own enquiries in this respect.

## Accommodation Schedule

Area	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	886.92	9546.80
Office and Amenity Block	30.95	333.15
<b>Total</b>	<b>917.87</b>	<b>9880</b>

## Long Leasehold

The unit is held on a 999 year long leasehold commencing 7<sup>th</sup> July 2004. The long leasehold is available for £375,000 exclusive.

## Service Charge

We have been advised the unit is subject to a service charge for upkeep of the communal areas of the estate. This is currently circa £425 per quarter.

## Rateable Value

The unit has a (2017) Rateable Value of £28,250 and is described as 'Warehouse and Premises'.

## EPC

The site has a current rating of E (102)

## VAT

All figures quoted are exclusive of VAT where chargeable. We understand the building is elected for VAT and this will be chargeable on the purchase price.

## Legal Costs

Each party to bear their own legal costs.

## Further Information

For general enquiries and viewing arrangements please speak to or email:

Duncan Christie

[duncanchristie@naylor.co.uk](mailto:duncanchristie@naylor.co.uk) 0191 211 1564

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