

To Let



Unit 7 Hill Court

Transbrittania Industrial Estate, Blaydon, NE21 5NH

 **naylors**

To Let

Modern Industrial Unit 1,752 Sq Ft (162.78 Sq M)

- Available now
- Industrial unit with glass office mezzanine and amenity space
- Excellent location
- Generous eaves height
- 100% Small Business Rates Relief available (subject to eligibility)

Location

Hill Court is located immediately to the east of the A1 flyover, which carries the road across the Tyne. Access to the property is from the A695 Chainbridge Road, Blaydon that runs to the west of the Scotswood Bridge.

Description

The unit has the following specification:

- Steel portal frame construction with block work and clad walls and steel profile sheet roof covering.
- External parking.
- Concrete flooring and LED high bay lighting
- Electric roller shutter doors measuring 3.6m x 5m
- Glass office mezzanine and amenity block with WC.
- Three-phase electricity supply.
- Minimum eaves height of 5.5m rising to 7.5m.

Accommodation

The unit has been measured on a Gross Internal Area (GIA) basis:

Unit 7: 1,752 sq ft (162.78 sq m)

Terms

The property is available by way of new FRI lease for a term of years to be agreed.

Rent

Unit 7: £14,400 per annum exclusive

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available upon request.

Rateable Value

Unit 7: £6,800 (April 2026)

EPC

Unit 7: E 120

Legal Costs

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

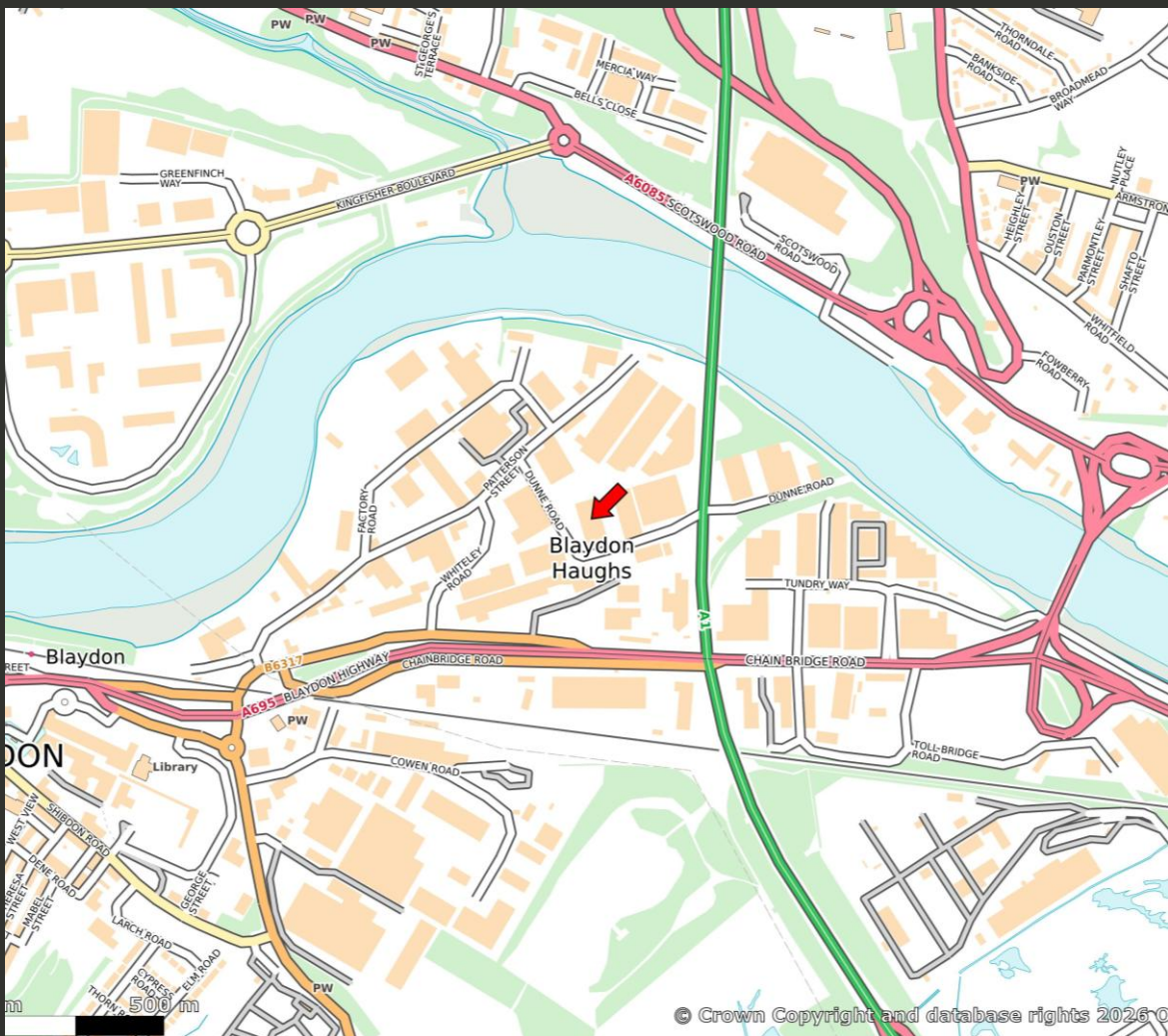
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP 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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