

To Let



Unit 2 Hill Court

Transbrittania Industrial Estate, Blaydon, NE21 5NH

 **naylors**

To Let

Industrial / Warehouse Unit 2,868 Sq Ft (266.44 Sq M)

- Established Industrial Estate
- Excellent A1&A695 Connectivity
- Office and Welfare Accommodation
- Generous Internal Eaves Height
- Available for Immediate Occupation
- 100% Small Business Rates Relief available (subject to eligibility)

Location

Hill Court occupies a prominent position on the established Transbritania Industrial Estate, Blaydon.

The property benefits from immediate access to the A695 Chainbridge Road and the A1 Western Bypass via Scotswood Bridge, providing excellent connectivity to Newcastle Upon Tyne, Gateshead and the Metrocentre and the wider regional motorway network.

The estate is a well-established commercial location, home to a range of industrial, warehouse and trade occupiers.

Description

The property benefits from the following specification:

- Steel portal frame construction
- Profile clad elevations beneath a pitched steel roof.
- Internal eaves height ranging from 5.5m to 7.5m.
- Concrete floor throughout.
- LED High-Bay lighting.
- Electric roller shutter door measuring 3.6m x 5m.
- Integral office and welfare accommodation.
- Three-phase electricity supply.
- Dedicated on-site parking.

Accommodation

Both units have been measured on a Gross Internal Area (GIA) basis:

Unit 2: 2,868 Sq. Ft. (266.44 sq m)

Terms

The properties are available by way of new FRI leases for a term of years to be agreed.

Rent

Unit 2: £24,000 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 2: £11,750 (April 2026)

EPC

Unit 2: E 101

Legal Costs

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

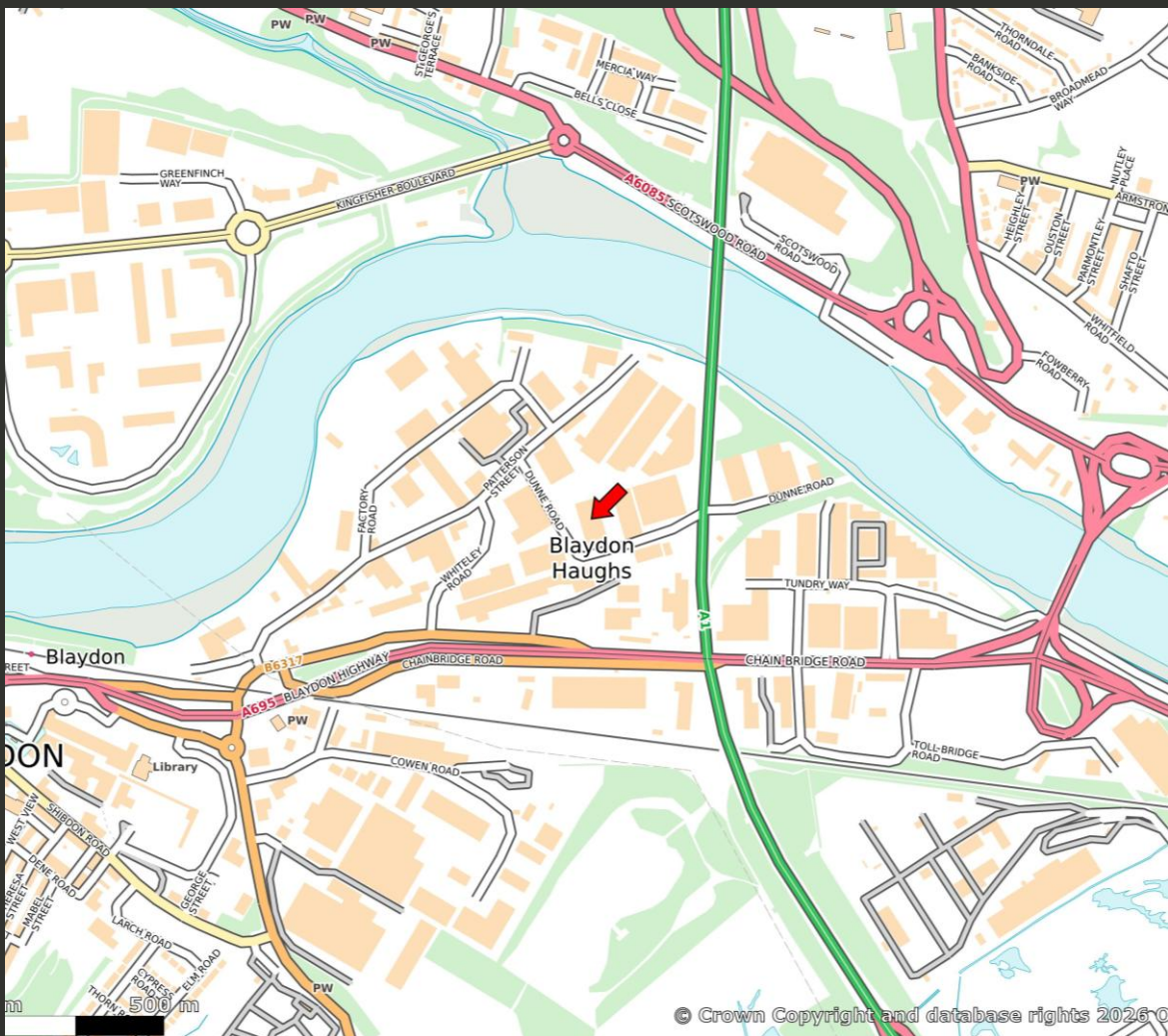
VAT

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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