

To Let



Goldlight Business Park

Newburn Bridge Road, Ryton Industrial Estate, Blaydon-on-Tyne, NE21 4NT

 **naylors**

To Let

Industrial Units, Offices & Secure Compound

- Secure yard
- Offices, workshop and internal storage
- Available in whole or part
- Good access to Newcastle and Gateshead
- Available now

Location

The property is situated on the well-established Ryton Industrial Estate on Newburn Bridge Road in Blaydon. Access is via the B6317 Stella Road which provides connections to the A695 and A1(M) which is approximately 5 miles east of the site.

Description

The available site is broadly split into 4 separate parts. To the rear is a sizeable secure compound mainly laid with hardcore which is currently used for caravan storage. To the eastern elevation of the property is a flat roof office block which contains cellular office space along with kitchen, WC and mess facilities. There is a further small workshop area along with a larger warehouse area known as Unit 2 which is currently utilised for internal storage. The site can be made available in whole or part but the client will not consider letting out the compound separately from the buildings.

Accommodation

The available spaces have areas as follows:

Unit 2:	34,033 sq ft
Workshop:	1250 sq ft
Office Block:	3,900 sq ft
Compound Area:	0.9 acres

Terms

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

Rent

Unit 2: POA

Workshop: £10,000 per annum

Offices: £20,000 per annum

Compound: £40,000 per annum

Rateable Value

Please contact Naylors.

EPC

Offices & Workshop – E (123).

Unit 2 – B (46).

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 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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For further information please contact:

Duncan Christie
T: 07841 764 765
E: duncanchristie@naylor.co.uk

Tobi Morrison
T: 07734 229 958
E: tobimorrison@naylor.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor.co.uk