

# Property Details

**Tel: 0191 232 7030**

**TO LET**

**WORKSHOP PREMISES**

**143 m<sup>2</sup> (1,543 ft<sup>2</sup>)**

**UNIT 7 HILL COURT, TRANSBRITANNIA INDUSTRIAL  
ESTATE, BLAYDON**



## 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 is of a steel portal frame with profiled cladding and brick work to the elevations and pitched steel clad roof. The unit benefits from office and w/c facilities and is accessed via both roller shutter and personnel doors. The unit extends to provide working height from 5.4 m to 6.9 m.

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## **7 Hill Court, Transbritannia Industrial Estate, Blaydon**

### **ACCOMMODATION**

The following areas are approximate and quoted on a Gross Internal Area:

**Gross Internal Area: 143 m<sup>2</sup>                      1,543 ft<sup>2</sup>**

### **SERVICES**

We understand that all mains services are available with the exception of gas, none of which have been tested or warranted.

### **LEASE TERMS**

The new lease is available on effectively full repairing and insuring lease for a term of years to be agreed.

### **RENT**

£7,000 per annum.

### **RATING ASSESSMENT**

The Valuation Office Agency website describes the property as "Workshop and Premises":

Rateable Value (2005 List):    £5,300

### **VAT**

All figures quoted are exclusive of VAT where chargeable.

### **COSTS**

The ingoing tenant will be responsible for our clients legal costs incurred in drafting and executing the lease.

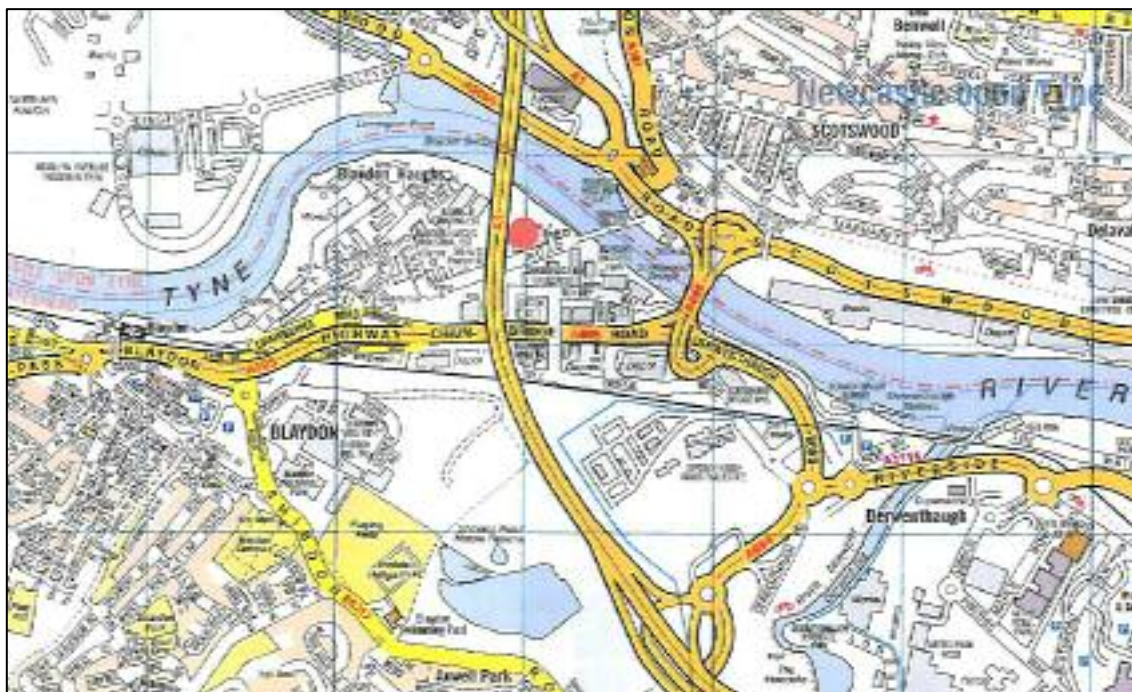
### **FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact our office on 0191 232 7030 and ask to speak to Adam Haley, the surveyor dealing with this property.

### **NAYLORS INSTRUCTIONS**

You may search our company web site [www.naylors.co.uk](http://www.naylors.co.uk) for details of all our current instructions.

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