

To Let

Modern Industrial Units

Grasmere Way
Blyth Riverside Park
Blyth
NE24 4RR

Certified B Corporation

Sanderson Weatherall

Key points

- Excellent Industrial Location
- Unit 16: 3,508 sq ft (325.90 sq m)
- Unit 17: 2,315 sq ft (215.07 sq m)
- Units Can Be Combined to Accommodate Larger Size Requirements
- Asking Rent: From £7.00 psf
- Dedicated Service Yard



Description

The available accommodation comprises two modern industrial units situated within an established commercial estate at Blyth Riverside Business Park. Constructed in a modern steel portal frame with insulated profile metal clad elevations beneath a pitched roof, the units provide well presented and versatile accommodation suitable for a variety of industrial, warehouse, trade counter and workshop uses.

Each unit benefits from a dedicated secure service yard and parking area to the front elevation together with full height roller shutter loading access. Internally, the units provide open plan accommodation with painted concrete floors, good levels of natural light via translucent roof panels, LED lighting and ancillary office, kitchen and WC facilities. Mezzanine storage is also provided, offering additional storage capacity.

Description

The units present very well throughout and benefit from the following features:

- Modern steel portal frame construction
- Full height up and over roller shutter loading access
- 3-Phase power supply
- Dedicated pedestrian entrance
- Painted concrete flooring
- Translucent roof lights providing good natural light
- LED lighting
- Dedicated service yard and parking
- Kitchen and WC facilities
- Mezzanine storage
- Excellent access to the A189, A19, Tyne Tunnel and wider North East road network



Location

The property is situated on Grasmere Way within Blyth Riverside Business Park, one of Blyth's principal commercial and industrial locations. The estate benefits from excellent road connectivity, lying just off the A189 Spine Road, which provides direct access to the A19, A1(M) and the wider regional motorway network.

Blyth Town Centre is located approximately 2 miles to the east, with Newcastle upon Tyne situated around 15 miles to the south west. The estate is home to a range of established occupiers and offers a well positioned business location close to the Port of Blyth, making it attractive for industrial, trade counter, warehouse and distribution uses.

The units benefit from good access to local amenities and public transport links, with Blyth continuing to attract significant investment associated with the North East's energy, manufacturing and logistics sectors.



Accommodation & Asking Rent

The subject units comprise the following approximate gross internal floor areas and asking rents:

Description	sq m	sq ft	Asking Rent (pa)	Maintenance Charge (pa)
Unit 16	325.90	3,508	£24,500	£1,754
Unit 17	215.07	2,315	£16,780	£1,157.50

The units are available by way of a new lease on Effective Full Repairing and Insuring terms, for a minimum lease term of 3 years.

As the units are adjacent to one another, they can be leased individually or combined to provide a larger self contained unit extending to approximately 5,800 sq ft, subject to occupier requirements.

An estate maintenance charge is applicable to each unit and covers the upkeep and maintenance of the wider estate.

Business Rates

The properties are assessed in the 2026 rating list as follows:

Unit 16 - RV: £19,000
Unit 17 - RV: £13,750

We would recommend that any interested party makes their own investigations regarding the business rates and rates payable with the Local Rating Authority, Northumberland County Council.

EPC

Each unit has a separate Energy Performance Certificate (EPC) which can be obtained via the links below:

Unit 16: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Unit 17: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations regarding this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.



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Viewings

For further information or to arrange a viewing please contact the sole agents:

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