

OPEN STORAGE SITE TO LET

FORMER BREEDON SITE

RED ROW DRIVE

Bedlington, NE22 7AH



savills

*Indicative only

LOCATION

The property is located to the north-east of Bedlington, a town in Northumberland. Bedlington is approximately 13 miles north of Newcastle upon Tyne, 5 miles west of Blyth and 6 miles south-east of Morpeth.

The site is located on the east side of Red Row Drive, within a small industrial area of Bedlington, with numerous other plots of industrial land within the vicinity. The property benefits from good access to the A189, providing vehicular accessibility to the A19. The A1(M) is approximately 5.5 miles to the west.

DESCRIPTION

The site comprises a former ready-mix concrete plant. The site is rectangular in shape and benefits from secure palisade fencing and concrete surfacing. The site is accessed via a secure gate to the western boundary, allowing for HGV access.

Subject to terms agreed, all buildings on site can be demolished to provide clear open storage accommodation.

The site offers an excellent opportunity for industrial open storage or development subject to planning permission.

SITE

We have included the gross approximate total site area below;

PLOT	ACRES	HECTARES
Former Breedon Site	0.75	0.30

ASKING RENT

The site is available to let for £37,500 per annum exclusive of VAT and any other outgoings.

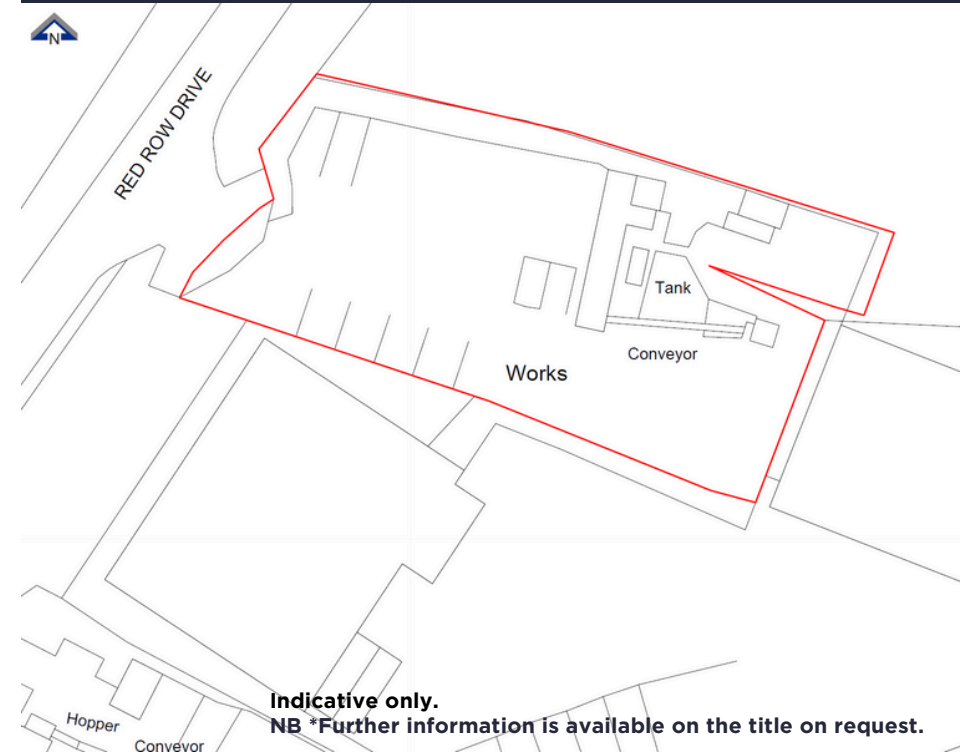
SERVICES

We understand that the site benefits from water and electric connection.

Further information can be provided upon request.

PLANNING

We understand there is no accessible planning history for the site, however it's former use falls under Class B2 of the Town and Country Planning (Use Classes) Order 1987. Interested parties should make their own enquiries regarding planning suitability and planning permission for change of use for Open Storage uses.

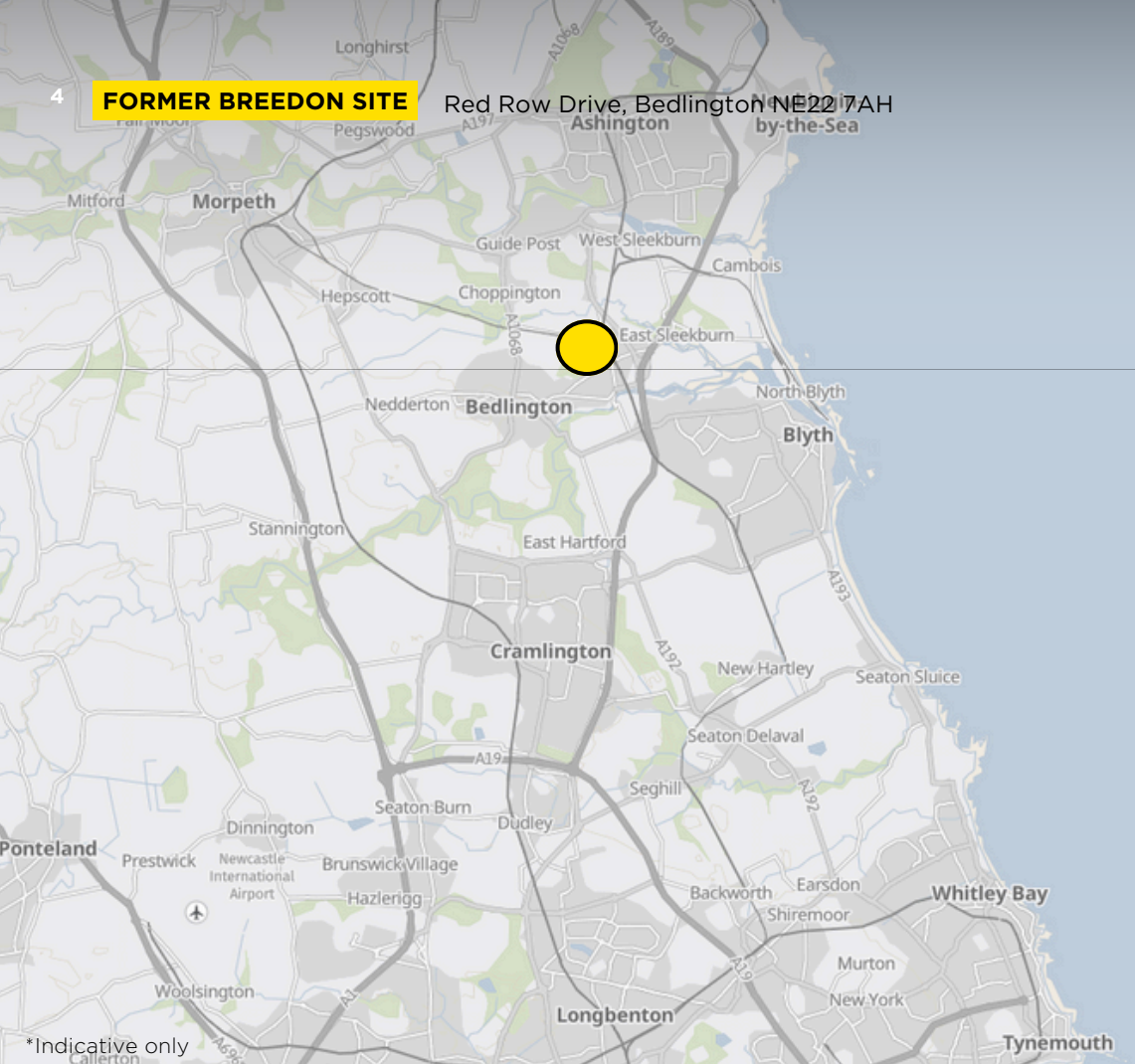


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TERMS

Offers are invited for the leasehold interest.

VAT

All prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

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