

**To Let**



# To Let

- 
- 2755 sq ft (255.94 sqm)
  - Coming Soon
  - WC
  - Popular Industrial location
  - Benefits from yard space and office space.
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## Unit 16A Cowley Road

### DESCRIPTION

The unit benefits from an internal WC and on-site parking, and is situated within a well known, sought after industrial location on Wansbeck Business park.

### Location

Unit 16a sits within Blyth Riverside Business Park, a well established industrial estate in Blyth.

It offers strong access to regional routes, located about 1.5 miles from the A189, linking to the A19 and A1.

### QUOTING RENT

£17,750.00 per annum +VAT

### MAINTENANCE CHARGE

Maintenance charge payable is £1918.33 per Per Annum + VAT  
This covers general maintenance of the estate.

### LEASE TERMS

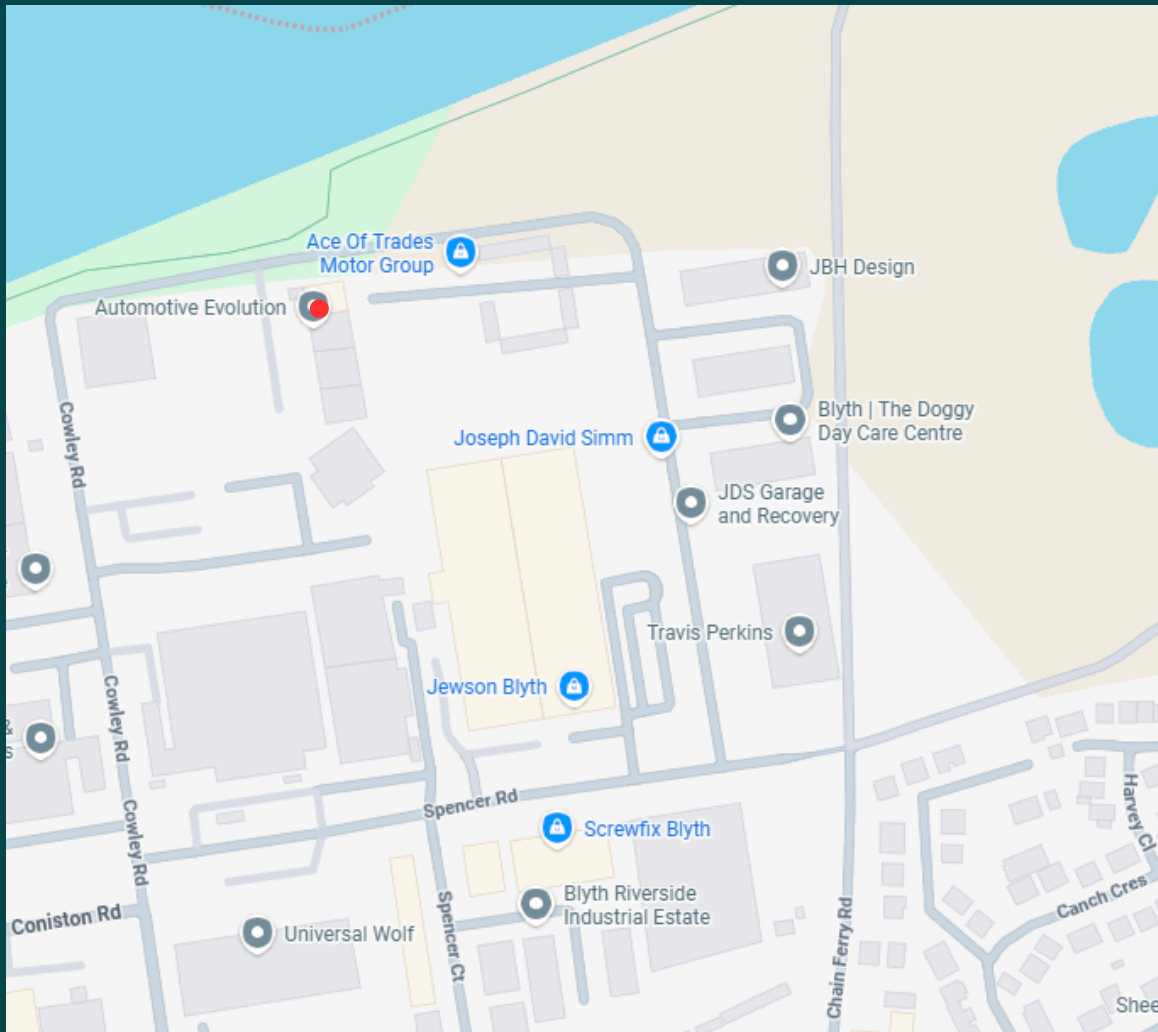
Minimum term of 3 Years Internal repair and insuring.

### EPC RATING

E Rating valid until the 19<sup>th</sup> August 2028

### INSURANCE

The Landlord will insure the building, with premium to be recovered from the Tenant. The current Insurance Rent contribution for the previous Insurance Year (1st April 2025 – 31st March 2026) is £460.66 per annum + VAT.



For more information, please contact:

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