TO LET

Industruial Unit - Available Immediately

A well-presented industrial unit, benefiting from dedicated yard space, WC facilities, office accommodation and on-site parking within one of Blyth's most established business locations.

Size	2755 sq ft
Rent	£17,750 p.a
Term	Min 3 years
EPC	E
Service Charge	£1,918.33 p.a
Insurance	£460.66 p.a



Unit 16A, Cowley Road

Blyth Riverside Business Park Blyth, NE24 5TF

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KEY FEATURES:

- Dedicated yard/loading area
- Office accommodation
- Internal WC facilities
- On-site parking
- Established industrial location
- Excellent access to the A189, A19 and A1
- Suitable for a range of industrial, storage and distribution uses



DESCRIPTION & ACCOMMODATION

Unit 16A Cowley Road presents an excellent opportunity to occupy a well-maintained industrial unit within the popular Blyth Riverside Business Park. The property provides approximately 2,755 sq ft of flexible industrial accommodation suitable for a variety of storage, distribution and light industrial uses.

The unit benefits from a generous loading area and dedicated yard space to the front elevation, providing convenient access for deliveries and day-to-day operations. Internally, the accommodation is open plan and offers good working height, making it suitable for a range of occupiers seeking efficient warehouse or workshop space.

Additional features include office accommodation, an internal WC and dedicated on-site parking. The property is available for immediate occupation, allowing an incoming tenant to establish operations with minimal delay.

Please note the property is not available for motor trade use.

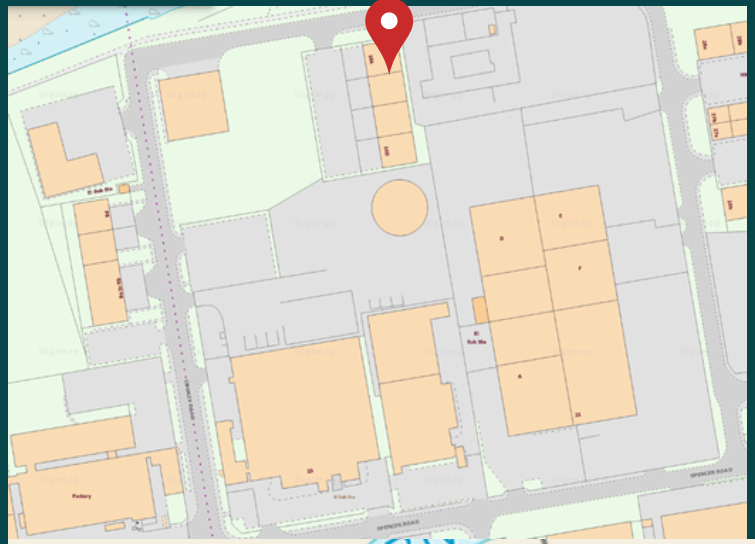
Location

Unit 16A is located within Blyth Riverside Business Park, one of Northumberland's most established industrial and commercial locations.

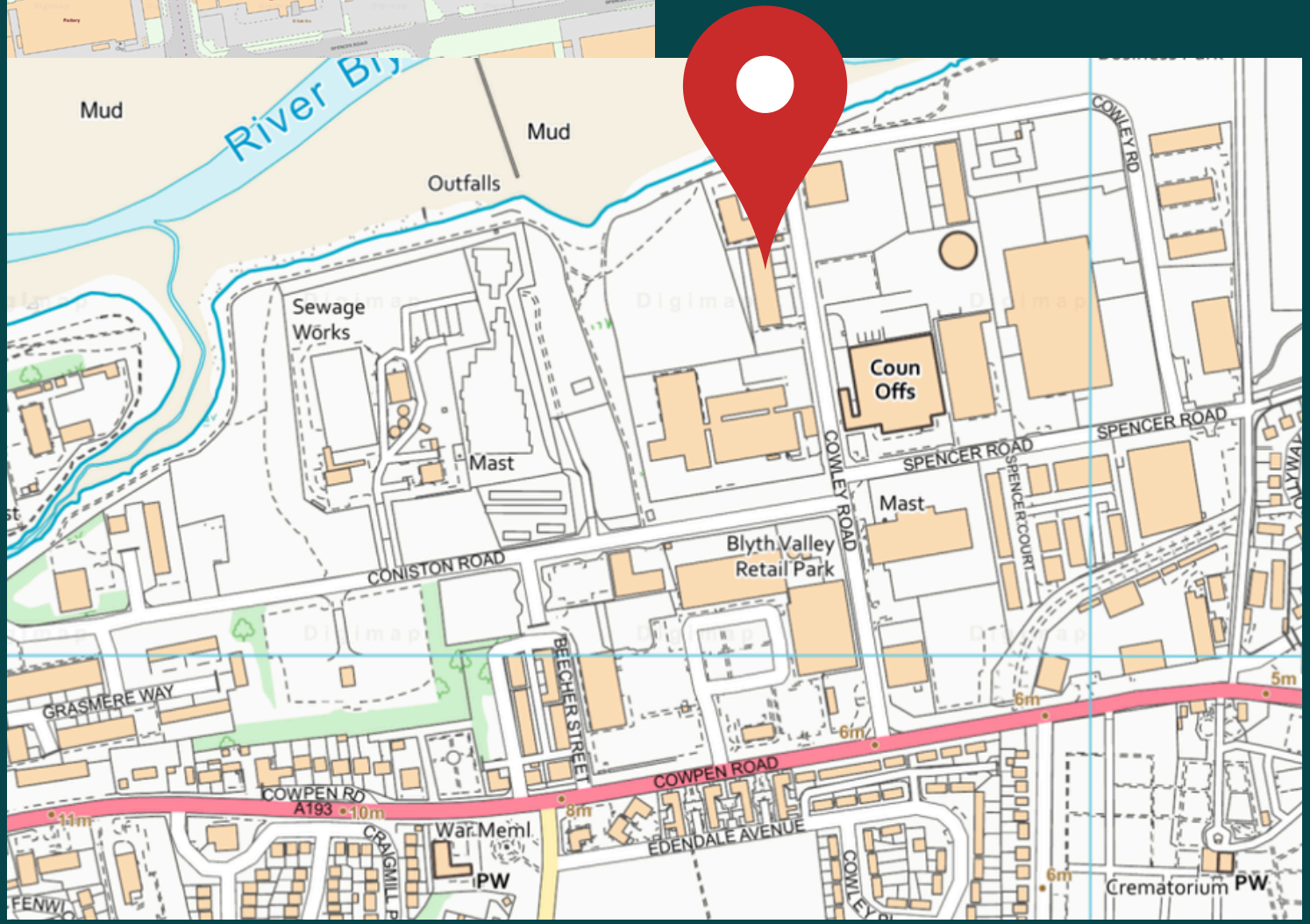
The estate benefits from excellent access to the A189 Spine Road, providing direct connections to the A19 and A1(M) and allowing efficient travel throughout the North East.

The property is well positioned for occupiers serving both Northumberland and the wider Tyne & Wear region.

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Get In Touch

For further information or to arrange a viewing, please contact Advance Northumberland Commercial.







Contact Information::

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