

# To Let



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## 1206 sq ft Industrial Space

- Available 1<sup>st</sup> June 2026
- WC
- Parking onsite
- Popular location
- Over head roller shutter Door

## Unit 7 Stephenson Court, Barrington Industrial Estate, NE22 7DN

### DESCRIPTION

Popular Industrial location at Barrington industrial estate, bedlington offering on-site parking.

### Location

Barrington Industrial Estate is an established commercial location on the outskirts of Bedlington, Northumberland, providing a popular base for local and regional occupiers. The estate benefits from convenient access to the A189 Spine Road, which links directly to the A19 and A1(M). Local amenities and public transport services are available within Bedlington town centre, located a short distance to the south.

### QUOTING RENT

£8,000 per annum +VAT

### SERVICE CHARGE

Maintenance charge payable is £400.00 Per Annum  
This covers general maintenance of the estate. This is variable annually.

### LEASE TERMS

Minimum term of 3 Years Internal repair and insuring.

### EPC RATING

E Rating valid until the 19<sup>th</sup> of March 2029

### 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 £169.12 per annum + VAT.



For more information, please contact:

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