



# Unit 9 Longridge Court, Barrington Industrial Estate, Bedlington, NE22 7DF



The unit is 2,000 sq ft Available from November 2025

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## DESCRIPTION

The unit is situated within Barrington Industrial Estate, a well-established and strategically located business hub in Bedlington. The estate is home to a diverse mix of occupiers, benefiting from its proximity to key transport routes. With access to the A189, the estate offers strong connectivity to Newcastle, Ashington, Blyth, and the wider Northeast region.

## QUOTING RENT

£13,200 + VAT Per annum

£1,100 +VAT per month

Subject to a fixed 3% annual uplift.

## MAINTENANCE CHARGE

Maintenance charge payable is £700 Per Annum +VAT. This covers general maintenance of the estate.

## LEASE TERMS

Minimum term of 3 Years Internal repair and insuring . This property will be available for a move in date in November.

## EPC

E Rating valid until 14/02/2033

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## **RATEABLE VALUE**

We advise that interested parties make their own enquiries regarding rateable values applicable to this property.

## **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 £280.51 per annum + VAT.

## **ALL ENQUIRIES**

Please direct all enquiries to the Commercial team on the below:  
commercial@advancenorthumberland.co.uk  
01670 528460

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