

Production Unit **TO LET**



**plantbased
valley**

Seaton Delaval
Northumberland NE25 0QJ

- 54,355 sq ft (5,050 sq m)
- Clean production hall
- Quality office space
- Secure managed site
- Level loading
- Flexible terms





LOCATION

Plant Based Valley is located on the southern outskirts of Seaton Delaval approximately 9 miles north of Newcastle upon Tyne. The site has good road links, with the A19 being 2.8 miles to the south west and to the A1 approximately 5.3 miles also to the south west.

DESCRIPTION

The property comprises a modern self-contained production facility, on a large secure site, with car parking and service yard. It is constructed of steel frame design with insulated cladding. Internally the property comprises of modern clean production space with quality ground and first floor office space to the western east elevation.

The production area benefits from suspended ceiling, lighting and air handling system with a minimum eaves height of 7 metres to the underside of the suspended ceiling.

Loading is via a level loading door to the eastern elevation. The production area is also accessible from the adjoining warehouse space to provide a fully functional independent site. Fork lift trucks are available for use with the site by separate negotiation.

ACCOMMODATION

	sq m	sq ft
Production Area	4,371.00	47,049
Ground Floor Offices	283.46	3,051
First Floor Offices	395.19	4,253
Total GIA	5,050	54,355

IMPORTANT NOTICE: These particulars are not an offer or contract, nor part of one. You should not rely on statements by HTA Real Estate Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither HTA Real Estate Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. HTA Real Estate Ltd is a limited company registered in England with registered number 8724530. Registered Office: Fernwood House, Fernwood Road, Jesmond, Newcastle upon Tyne NE2 1TJ. July 2019 ref 6697

Design and production by  Design 0191 284 1300



USE

This is a plant based production facility and no animal products will be permitted on site.

TENURE

The premises are available by way of new leases for a term to be agreed. Flexible terms available.

RENT

On application.

BUSINESS RATES

The property is awaiting assessment for rating purposes.

SERVICES

We understand that the property is connected to all mains services. Occupiers will be responsible for utilities costs.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available for inspection if required.

VAT

All figures quoted are exclusive of VAT which may apply.

CONTACT

All enquiries to the sole agents:

SIMON HILL

T: 0191 245 3010

E: simon@htare.co.uk

NICK ATKINSON

T: 0191 245 3011

E: nick@htare.co.uk

RUSSELL TAYLOR

T: 0191 245 3012

E: russell@htare.co.uk

