

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

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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

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