- Newly constructed detached industrial unit nearing completion
- Extending to approximately 350 sq. m. (3,767 sq. ft.)
- Two electrically operated roller shutter loading doors installed
- Secure self-contained site with eight dedicated parking spaces
- Prominent industrial location opposite Morrisons supermarket
- Excellent access to A1(M), Metrocentre and Newcastle City Centre
- New FRI lease available, subject to terms and references

Stella Court, St Cuthberts Way,
Blaydon-on-Tyne NE21 5PT

Rent £33,000 + vat per annum

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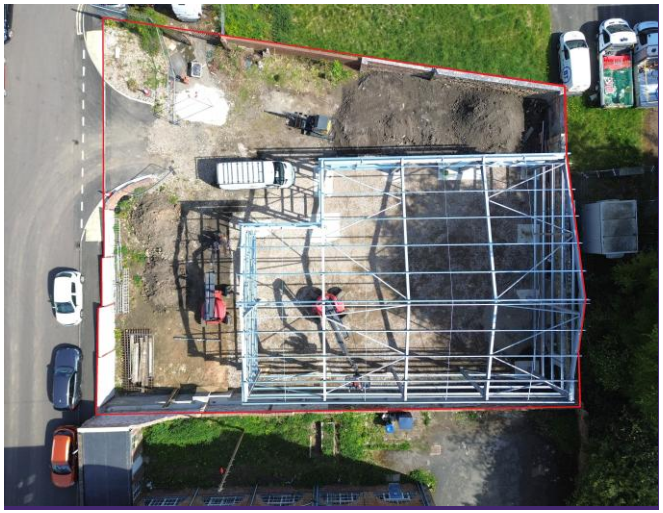

Location
The subject property is situated within Stella Court on St Cuthberts Way, Blaydon-on-Tyne, a well-established commercial and industrial location approximately 5 miles west of Newcastle upon Tyne. The unit occupies a highly prominent position opposite the busy Morrisons supermarket, benefiting from excellent visibility. Blaydon is a popular and well-connected Tyne & Wear town with convenient access to the A1(M), Metrocentre, Newcastle City Centre and the wider regional road network.

The surrounding area comprises a mix of industrial, trade counter, retail warehouse and commercial occupiers, making it a recognised business destination within the region. The property also benefits from good public transport links and nearby amenities, with ample local services available within Blaydon town centre and surrounding retail developments.

Description
The property comprises a newly constructed detached industrial unit of steel portal frame construction, currently nearing completion, which upon completion will provide a modern high-quality commercial premises suitable for a variety of industrial, trade counter, warehouse, leisure and alternative business use, subject to the necessary consents.

Externally, the unit will benefit from contemporary insulated profile metal cladding together with two large electrically operated roller shutter loading doors, providing excellent access for servicing, storage and distribution purposes.

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The accommodation will extend to approximately 350 sq. m. (3,767 sq. ft.) and is set within a secure self-contained compound incorporating circa 8 dedicated parking spaces together with loading and circulation areas. The property is expected to appeal to a range of occupiers including trade counter operators, warehousing, light industrial users, leisure operators, distribution businesses, gym operators, automotive-related occupiers and a variety of other commercial enterprises.

The completed development will offer a rare opportunity to occupy a modern and versatile unit within a prominent and well-connected commercial location.

Lease Terms
The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, subject to contract and satisfactory references. Further details are available upon request.

Rent
£33,000 + vat per annum

Insurance
The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Use Class / Planning
The planning was for erection of 2no. commercial units with associated landscaping and drainage
Planning application ref: DC/23/00856/FUL (Our clients have decided to build one unit only)

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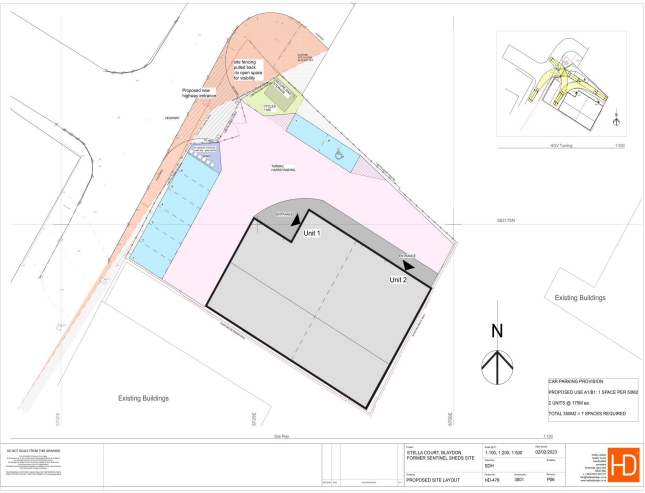

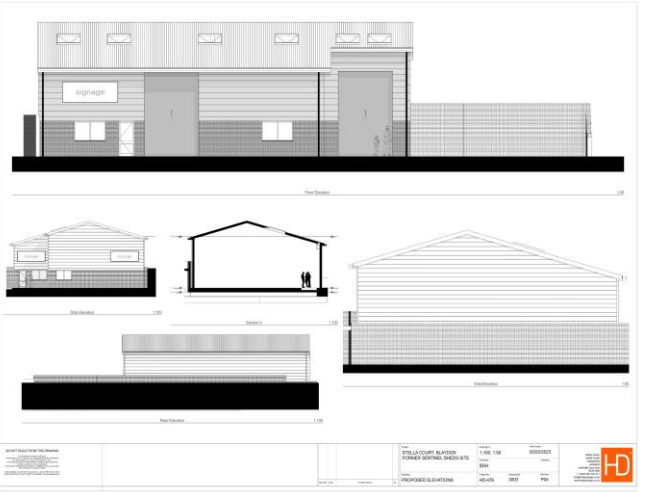

Viewing Arrangements
Strictly by appointment through this office.

Rateable Value
Business rates will be assessed upon completion of the development and occupation of the premises. Interested parties are advised to make their own enquiries with the Local Authority regarding the likely rating assessment and any potential reliefs available.

Information Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I461 (Version 2)
Prepared 12th May 2026

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CAR PARKING PROVISION

PROPOSED USE A1/B1: 1 SPACE PER 50M2

2 UNITS @ 175M ea.

TOTAL 350M2 = 7 SPACES REQUIRED

DO NOT SCALE FROM THIS DRAWING

Use annotated dimensions in all cases.
All dimensions to be site checked and hedleydesignlimited to be notified of any discrepancies prior to the commencement of work.
All drawings are based on site information supplied by third parties and therefore accuracy can not be guaranteed.
All features are approximate and subject to planning, state enquiries, and confirmation of legal boundaries.

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REVISION:	DATE:	REVISION NOTES:	BY:

Project: STELLA COURT, BLAYDON FORMER SENTINEL SHEDS SITE

Drawing: PROPOSED SITE LAYOUT

Scale @ A1: 1:100, 1:200, 1:500

Date Issued: 02/02/2023

Drawn By: SDH

Subtibility:

Project No: HD-476

Drawing No: 3001

Revision: P06

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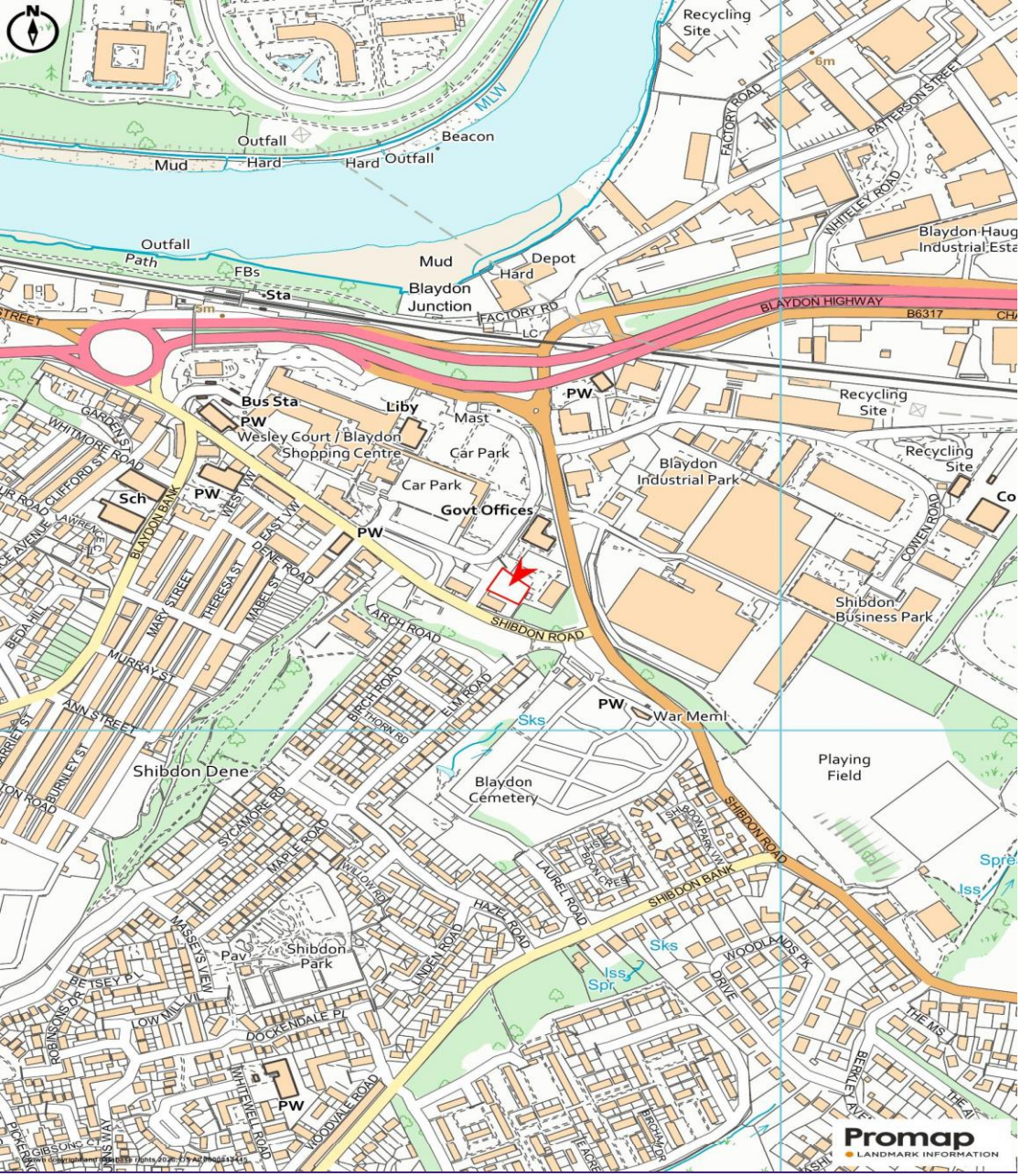

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Stella Court, St Cuthberts Way,
Blaydon-on-Tyne NE21 5PT

Rent £30,000 + vat per annum

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