

# Industrial Unit To Let



## **Newburn Bridge Industrial Estate, Mainsforth Terrace, Hartlepool,**

### **All enquiries to:**

Estates Department, Civic Centre, Victoria Road,  
Hartlepool, TS24 8AY

**Tel:** 01429 523282, **Email:** [Estates@Hartlepool.gov.uk](mailto:Estates@Hartlepool.gov.uk)

## Newburn Bridge Industrial Estate

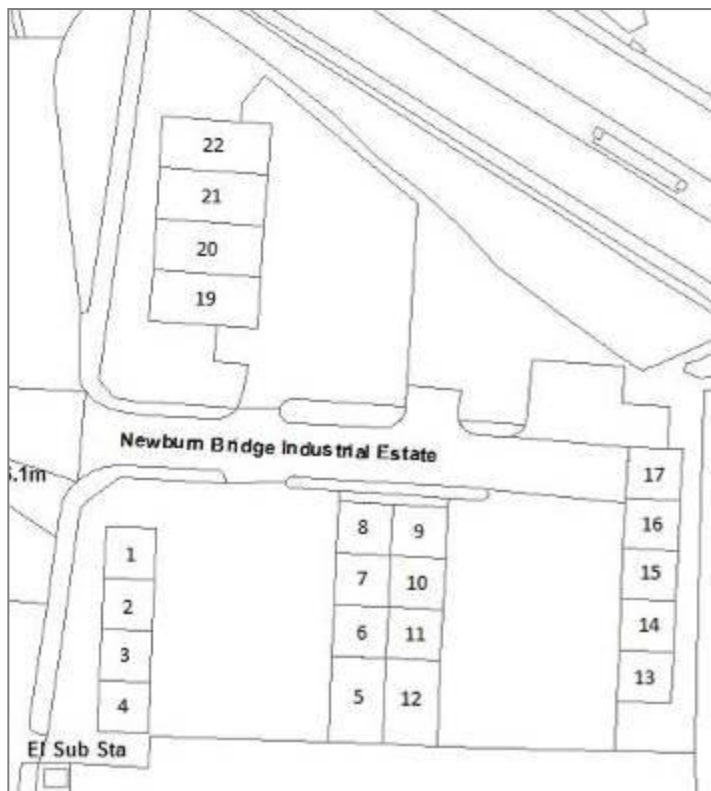
This is an active estate with various trade uses occupying the generously sized units. The Council offers these units to let at a competitive rent as they become available. The unit that is currently available is 50 sq/m. There is also an additional 2 50 sq/m units due to become available at the end of May 2021.

Tenants are selected based on the proposed use of the unit and nature of their business. The prime objective of the estate is to assist new businesses with employment growth. The priority use of these units is for manufacturing and the Council tries to maintain a mix of uses on the estate so we cannot accept tenders for uses related to the motor trade, such as valeting or mechanics.

Selection of suitable tenants will be made in conjunction with the Council's Economic Development section, who can provide business support and advice.

Before offering a lease a personal reference and a bank reference is required to confirm that an incoming tenant is able to meet their financial obligations based on previous performance. All fees associated with obtaining references are to be paid by the tenant. Please ask for an example of a reference request if required.

### Viewings by appointment only



### Letting by Informal Tender

Due to the popularity of these units we are inviting people to make bids to make their best offer for the unit based on a 3 year lease with rent being payable on the first of each month in advance. Bids are to be made for a MINIMUM of £250 per calendar month. These bids should be emailed to [estates@hartlepool.gov.uk](mailto:estates@hartlepool.gov.uk) by 12 noon on Friday 16<sup>th</sup> April 2021.

### Terms & Conditions

1. Any lease will be excluded from Sections 24 to 28 of the Landlord & Tenant act 1954. It will also only be offered to 1 or 2 individual people. Leases cannot be taken under a company's name
2. The Council will only offer a 3 year lease with a tenant's option to break at any time giving 3 months notice and a landlord's option to break at any time giving 1 months notice
3. A bond of £500 is required to secure a unit. This bond is returnable at the end of the lease provided that the unit is returned in a satisfactory condition
4. The Council's Costs of £200 associated with setting up the lease must be paid prior to signing the lease
5. Rent is due monthly in advance and must be paid by Direct Debit. This can only be collected on the 1<sup>st</sup> Day of the month. The first month's rent, Bond and Council's Costs must be paid prior to signing the lease
6. The Landlord is responsible for external repairs. The tenant is responsible for internal repairs. The Council will recharge a fee for the building insurance each year and a service charge is payable for any works or maintenance to common areas of the estate. This is expected to be around £200 per annum
7. Both parties are to sign a schedule of condition, which documents the standard of the unit at the start of the agreement. The return of the bond will be dependent on the unit being returned in a condition no worse than at the start of the lease
8. Upon receipt of references the Council reserves the right to make further checks if deemed necessary
9. EPCs for Individual units are available upon request

Unit 9 Newburn Bridge





