

to let



The industrial property specialists

**UNIT 37
SWAN INDUSTRIAL ESTATE (SOUTH)
SWAN ROAD
WASHINGTON
TYNE & WEAR
NE38 8JJ**



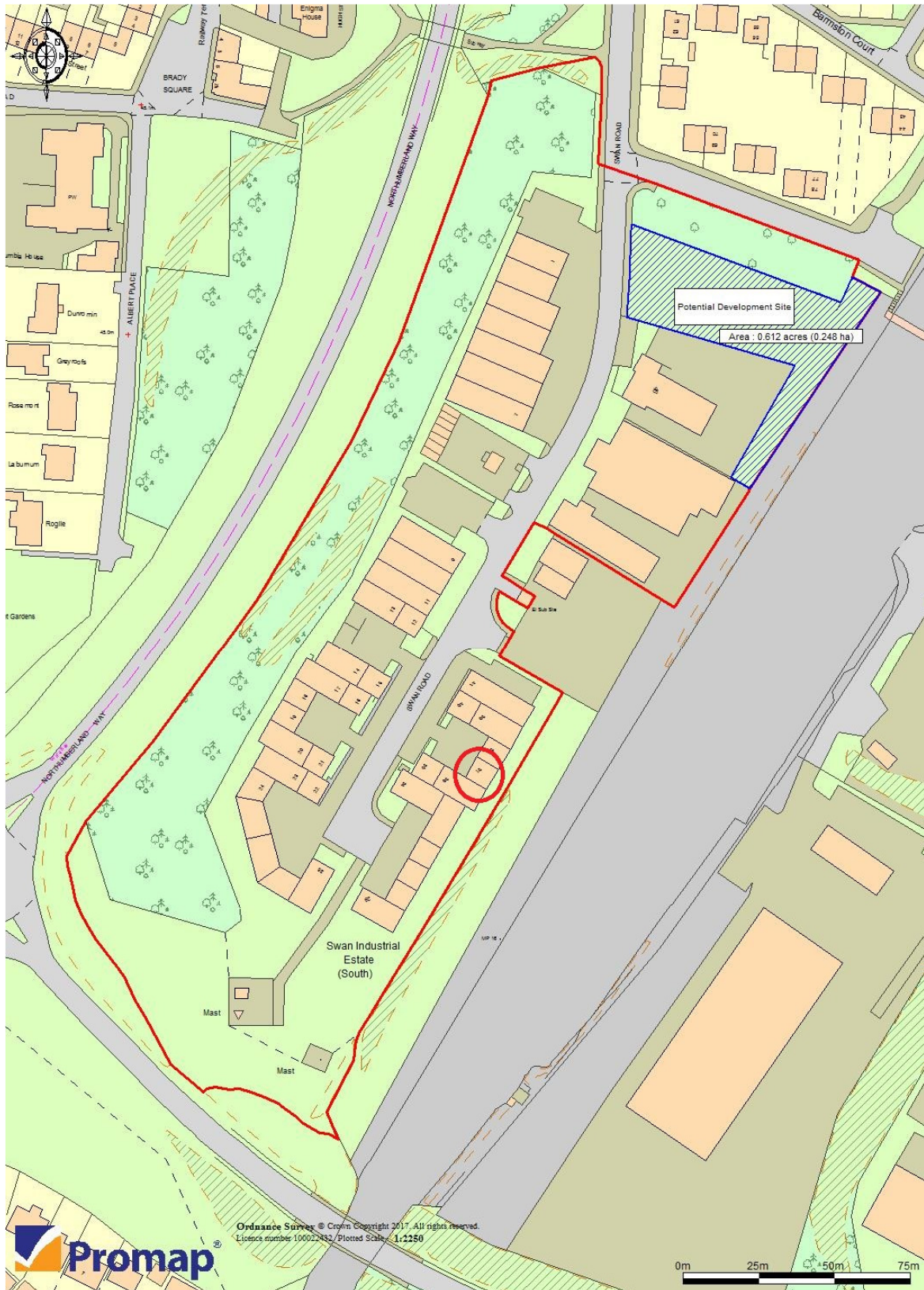
- MID TERRACE INDUSTRIAL UNITS SET WITHIN A WELL MAINTAINED ESTATE.
- UNIT 37 : 60.53M² (652 SQ FT)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION.
- RENT : £6,500 PA EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





LOCATION

The subject property is located on Swan Industrial Estate (North) Swan Road, Washington.

Swan Industrial Estate is situated 10 miles south of the city Newcastle with Sunderland 6 miles away.

The location is equally distance between the main arterial routes, A19 and A1, which both lie circa 2 miles away respectively.

Surrounding occupiers consist of mainly commercial uses, with residential close by.

The exact location is shown on the attached plan.

DESCRIPTION

The estate offers a selection of 46 workshop / warehouse units of various sizes, set within a self-contained industrial estate.

Access to the estate is via a single entrance road (Swan Road).

The subject unit is of steel portal frame design with brick work walls and flat felted roof over.

Vehicular access is via an automatic remote roller shutter door with communal yard to the front.

The property forms part of a terrace of workshops with this unit being located to the rear.

The surrounding estate offers soft landscaping and communal car parking.

The surrounding estate offers a combination of fenced and soft landscaping to the boundaries.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

Unit 37
Workshop/Warehouse 60.53m²

**TOTAL GIA: 60.53M²
(652 SQ FT)**

SERVICES

The property benefits from all mains services.

It is recommended that all interested parties contact the local service provides to ensure that the services are installed and operational.

BUSINESS RATES

We understand from the VOA website that the premises are assessed at :

RV £4,400

TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

SERVICE CHARGE

A nominal service charge is payable for the up keep and maintenance of common areas.

Exact figures can be provided upon request.

RENT

Our client is seeking the following:

Unit 37 : £6,500 pa

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

November 2024





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Swan Road, Swan Industrial Estate, Washington, NE38 8JJ

Map Information
 Scale 1:5658
 Date 24/02/17
 Reference
 Order No. 1803294



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