

to let



The industrial property specialists



UNIT 37 SEDLING ROAD, WEAR INDUSTRIAL ESTATE, WASHINGTON NE38 9BZ

- **WORKSHOP WITH OFFICE ACCOMMODATION**
- **EXCELLENT COMMUNICATION LINKS TO A1 FLEXIBLE TERMS LEASE TERMS AND INCENTIVES AVAILABLE**
- **RENT £12,000 P.A.**

LOCATION

The premises are located in Sedling Road Wear Industrial Estate, Washington.

The Estate benefits from excellent communication links being situated near the A1 (M) providing access to all areas.

The exact location is shown on the attached location plan.

DESCRIPTION

The industrial unit is of steel frame construction with brick elevations under flat metal decked roofs.

The accommodation benefits from concrete floors throughout and an effective eaves height of approximately 4.35m. In addition the accommodation offers a manual concertina access door to the warehouse areas.

The unit has basic office ancillary / toilet facilities and communal parking and loading areas.

ACCOMMODATION

The accommodation provides the following approximate GIA:-

Unit 37 274.70 m² (2,957 sq ft)

SERVICES

We understand all mains services are connected to the units with the exception of gas.

(Further enquiries regarding services should be directed at the main utility operators).

RATEABLE VALUE

From verbal discussions with the local Rating Authority, it is understood that the premises are assessed at a RV of £10,000.

TENURE

Our client is seeking new Full Repairing and Insuring lease subject to a period of years.

RENT

Our client is seeking a rent in the region of £12,000 p.a.

Incentives are available to suitable tenants subject to term and financial status.

ENERGY PERFORMANCE CERTIFICATE

Available upon request

LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

VAT

All figures quoted in these terms are exclusive of VAT where chargeable.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

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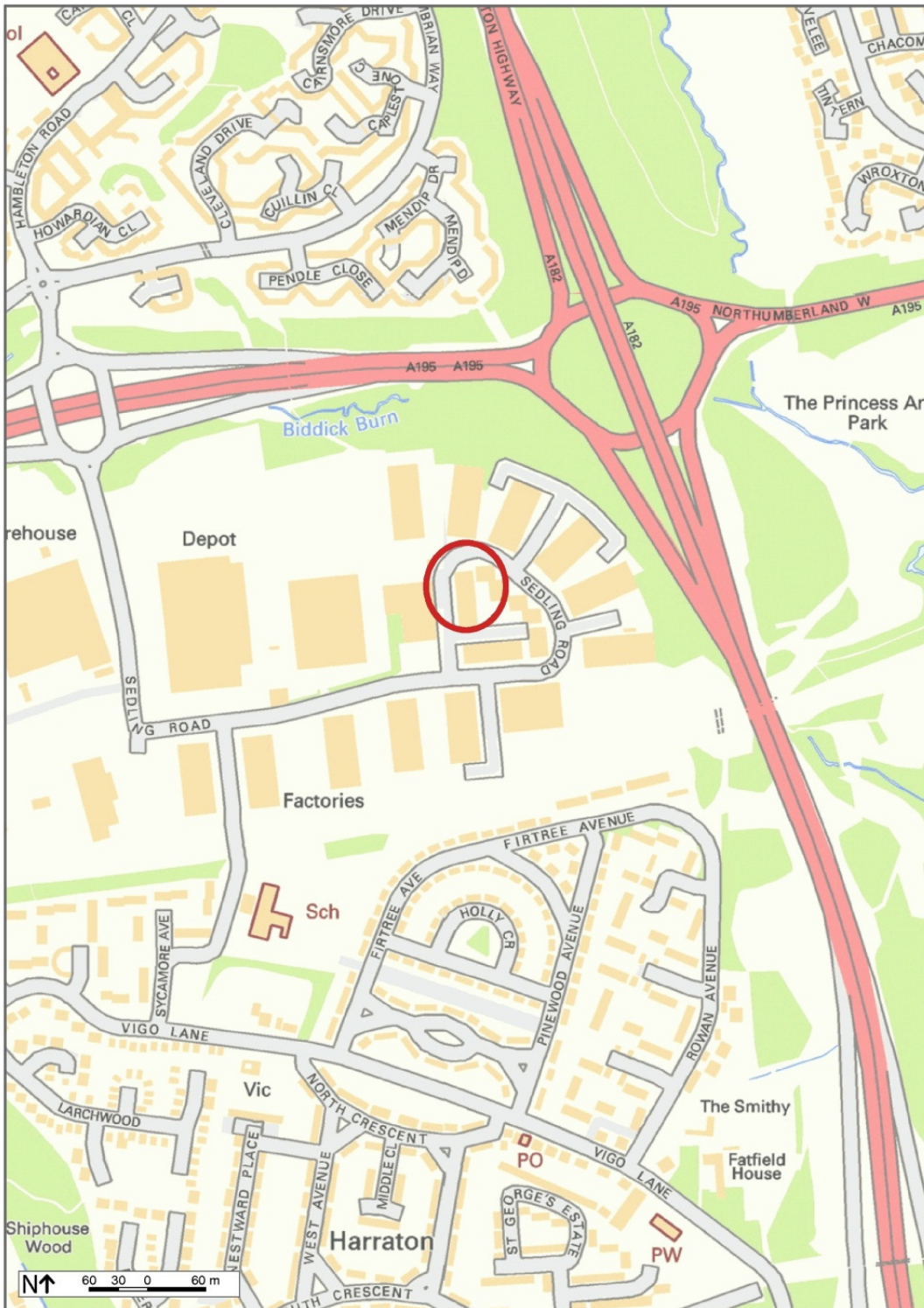
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Sedling Road, Wear Industrial Estate, Washington



FIND
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:6,328

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