

TO LET

Unit 23 Jubilee Industrial Estate,
Ashington, NE63 8UB



Industrial/Warehouse Unit

2,250ft² (209.01 m²)

- 4 allocated car parking spaces
- Popular location
- Office and amenity block

For further information please contact:

Jake Smith
E: jake.smith@naylorsgavinblack.co.uk
T: 0191 232 7030

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: +44 (0)191 211 1564

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

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Location

Unit 23 is located within Jubilee Industrial Estate, which is a well-established industrial location in Ashington lying on the edge of the town centre. The estate has excellent access to the wider Northumberland North East conurbation via the A189 spine road which provides dual carriageway access to both the A19 and A1(M). Newcastle upon Tyne is located approximately 15 miles south with Cramlington approximately 8 miles south. Newcastle International Airport lies 12 miles south.

Description

Unit 23 forms part of a block of 4 units having been split with internal partitions to create individual spaces. The unit is of steel frame construction with brick work and clad elevations and profile sheet roof with glass skylights. The warehouse has a concrete slab floor with a minimum eaves height of 4.62m to the cross beams and maximum eaves height being 7.29m to the apex. An electric roller shutter door provides access to the unit from the estate road and measures 3.6m wide by 4.11m high. The space also benefits from an amenity block providing a small office/kitchenette and single WC.

Externally there are 4 allocated car parking spaces in the adjacent enclosed yard area.

Accommodation

The property comprises the following Gross Internal Areas:

	M ²	Ft ²
Warehouse	194.08	2,089
Office	14.93	161
Total	209.01	2,250

Terms

The property is available to let on a full repairing and insuring lease for a term of years to be agreed.

Rent

£13,500 per annum exclusive.

Utilities

We understand the property is connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

Rateable Value

The VOA indicates that the property has a rateable value of £9,700 (April 2023 value).

EPC

The unit has a rating of D (90).

Legal Costs

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

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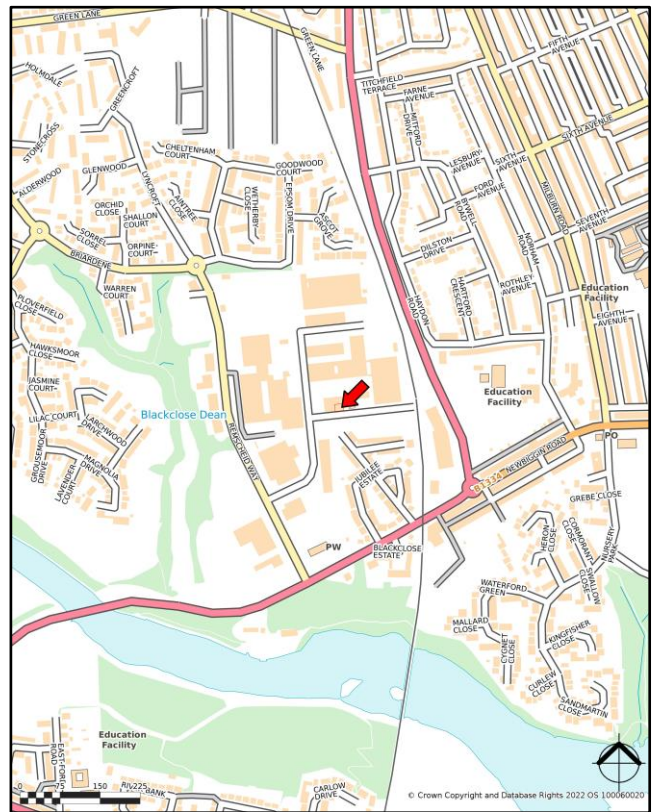
Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.





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