



**TO LET**

**SEMI DETACHED INDUSTRIAL/WORKSHOP WITH OFFICES**  
**Unit 7 Tilley Road, Crowther Industrial Estate, Washington,**  
**Tyne & Wear NE38 0AE**

**Naylors**   
**Gavin Black**  
Commercial Property People

## INDUSTRIAL/WAREHOUSE UNIT

- 11,960 ft<sup>2</sup> (1,111m<sup>2</sup>)
- Fully refurbished unit
- Good access to A1(M), A194(M) and A1231
- Two-storey offices
- Well established location

## Location

Crowther Industrial estate is centrally located with good access to the region's main road network, including the A1(M), A194(M) and the A19.

Tilley Road is close to the main estate entrance off the A1231. The estate is well established and popular with manufacturing, engineering and warehousing occupiers.

## Description

The property comprises a semidetached industrial unit of steel frame construction with brick and block walls to dado level with insulated metal sheeting above. The roof is flat and made up of a metal deck with mineral felt covering. Internally the unit has a minimum eaves height in the main warehouse of 5.5m

The property benefits from office accommodation over two floors and the warehouse is served by an electric roller shutter door measuring 4.6m wide by 4.8m high.

## Accommodation

The unit has been measured on a Gross Internal Area basis in accordance with the RICS

Unit 7	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Offices	128.94	1,388
First Floor Offices	147.24	1,585
Warehouse	834.92	8,987
<b>Total GIA</b>	<b>1,111.10</b>	<b>11,960</b>

## Terms

Available by way of a full repairing and insuring lease for a term to be agreed.

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of **£44,750**. Interested parties should speak to the Local Rating Authority to confirm the rates payable.



NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

## Services

We understand that the property is connected to all mains services.

## Rent

£65,800 per annum exclusive of VAT

## EPC

Full details upon request.

## Legal Costs

Each party will be responsible for their own legal/professional fees.

## 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.

## For further information please contact:

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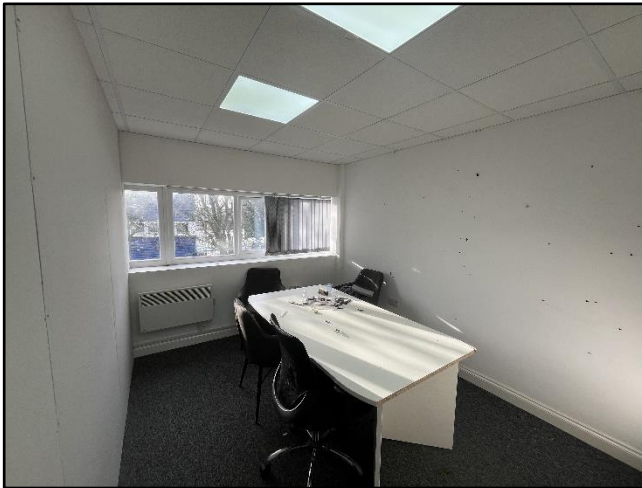
[dchristie@naylorsgavinblack.co.uk](mailto:dchristie@naylorsgavinblack.co.uk)

Or our joint agents HTA Real Estate on 0191 245 1234



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