



TO LET – Industrial/Warehouse Unit

12 Tower Road, Washington, Tyne and Wear, NE37 2SH

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL

- Estate Parking
- Well Established Location
- New FRI Lease Available

Location

The unit is ideally situated between the A1(M) and A19 providing easy access to the Northeast Region. Newcastle, Sunderland and Durham are within 15 minutes' drive time and Teesside is within 20 minutes. Glover Industrial Estate is located off the A195 Northumberland Way close to the A1231 Sunderland Highway giving direct dual carriageway access to both A1(M) and A19.

Description

The unit is located at the end of terraced units of steel portal frame construction with block work walls and a metal profile sheet mono pitch roof with a maximum eaves' height of 6 meters and a minimum of 4 meters. The specification of the unit comprises of a single roller shutter at the

front left of the property, opening to a space furnished with new LED lights, warehouse space, office space and a mezzanine. The roller shutter doors measure 3.8 x 3.8 m.

Services

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

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Office	985.38	91.54
Mezzanine	705	65.49
Warehouse	4,075.2	378.59
Total	5,765	535.57

Terms

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

Rent

£40,000 per annum.

Utilities

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

EPC

The current rating is a D.

Rateable Value

The VOA indicates that the properties have a rateable value (from April 2023) as follows:

	RV
Unit 1	£ 26,750

Legal Costs

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

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.

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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

For further information please contact:

Tobi Morrison

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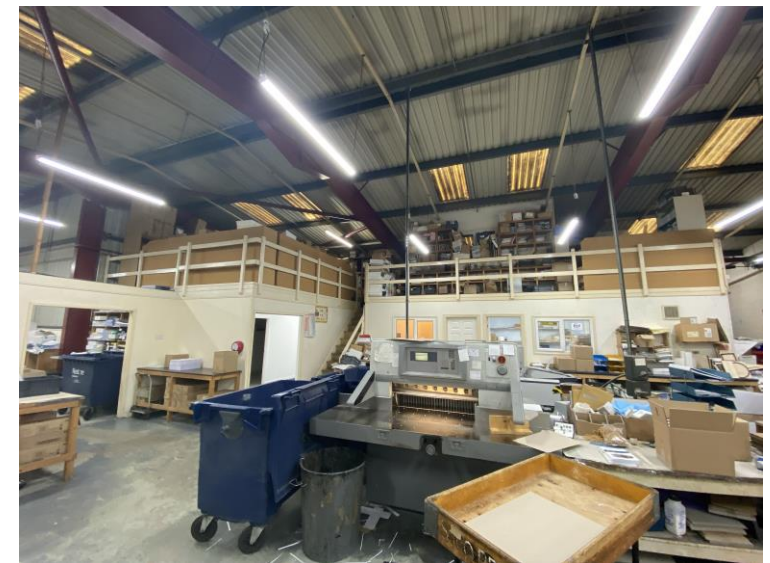
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NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

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