



## To Be Comprehensively Refurbished Prior To A New Tenant Taking Occupation

3,423 Sq Ft (318 Sq M)

- Additional storage land available by separate negotiation
- First floor office and amenity space
- Well located estate
- Available From October 2025

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### Location

Sedling Road is located within a larger industrial estate which is located on the outskirts of Washington Town Centre. The estate enjoys excellent transport links being just a short drive from the A1(M) and A19 which both provide access to the wider Tyneside conurbation to the north and south.

### Description

The property is an end of terrace warehouse/workshop unit of steel portal frame construction with brick work elevations and felt covered flat roof. Internally the warehouse area has concrete flooring and LED lighting. Warehouse access is provided by an electrically operated roller shutter door measuring 3.22m wide by 3.59m high. Minimum eaves height in the warehouse space is 3.81m to the cross beams rising to 4.29m at the roof sheeting. Additionally, the property also has a first floor office and amenity space with undercroft workshop along with a separate WC block to include male and female WCs.

Externally, the property has access to an additional open storage area at the end of the terrace. This could be made available to the tenant by way of separate negotiation. Parking is available at the front of the unit and within the wider estate.

The landlord intends to comprehensively refurbish the unit internally and externally prior to a new tenant taking occupation. Further details of this can be provided upon request.

### Accommodation

The have measured the property on a Gross Internal Area basis and it has the following floor areas:

	Sq Ft	Sq M
Ground Floor Warehouse & Amenity	2,892	268.67
First Floor Offices	531	49.33
<b>Total</b>	<b>3,423</b>	<b>318</b>

### Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

### Rent

£18,850 per annum exclusive.

### EPC

The current rating is E 111.

### Rateable Value

The current rateable value is £13,250 (April 2023 value).

### 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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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