

to let



The industrial property specialists

UNIT 23 ELSWICK ROAD ARMSTRONG INDUSTRIAL ESTATE TYNE & WEAR NE37 1LH



- MID TERRACE TRADE COUNTER / WAREHOUSE UNIT WITH PARKING
- TOTAL GIA: 143.06 M² (1,539 SQ FT)
- ESTABLISHED LOCATION WITH BUSY COMMERCIAL TRADE ACTIVITY FLEXIBLE TERMS / COMPETITIVE RENTS
- RENT: £17,500 PA EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

The subject property is located on Elswick Road, Armstrong Industrial Estate, Washington.

The location offers excellent communication links to the A1(M) and A19 via the A194, a short distance away.

Armstrong Industrial Estate is an established and recognised trade counter and quasi retail location. ALDI and B&Q are adjacent occupiers as well as many other industrial and commercial businesses.

The surrounding area offers a mixture of residential, commercial, retail and leisure use.

Exact location shown on the attached plan.

DESCRIPTION

The property offers self-contained mid terrace trade counter / warehouse unit with dedicated open car parking to the front.

Constructed of steel frame design with a flat metal decked and felted roof over offering brick infill walls to side and rear elevation.

Vehicular access is via a single automatic security roller shutter door (3.2m * 3m). Internally the warehouse provides concrete floors, strip lighting and an effective eaves height of 3.5m.

In addition, there is a small trade / showroom to the front with a lean to slate roof and separate pedestrian access (with full security shutters). To the rear of

the trade counter are WC facilities.

Externally to the front there is a small tarmacadam area for car parking and grass landscaped to the rear.

The property and site is located on West Park View, Dudley, Cramlington.

ACCOMMODATION

From onsite measurements the following areas have been calculated:

Trade counter / warehouse (inc WC and office)

**TOTAL GIA: 143.06M²
(1,539 SQ FT)**

SERVICES

The property benefits from all mains services.

It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.

BUSINESS RATES

We understand from the Local Rating Authority that the premises have been assessed at:

RV £9,100 (1 April 2026)

(It is recommended that all interested parties contact the Local Authority to confirm RV figures.)

TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

SERVICE CHARGE

A nominal service charge is payable for the up keep and maintenance of common areas.

RENT

Our client is seeking a rental in the region of £17,500 pa.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

D-78

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

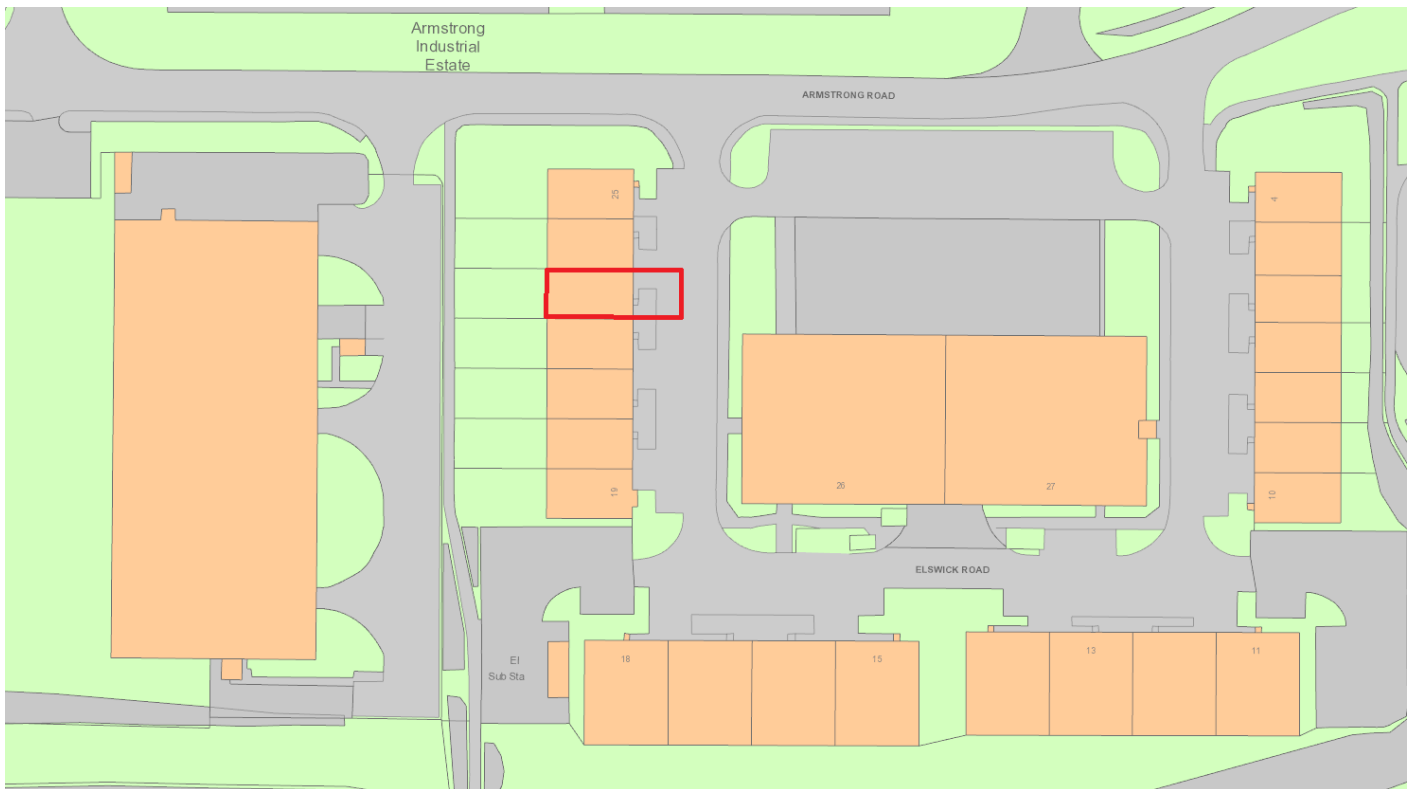
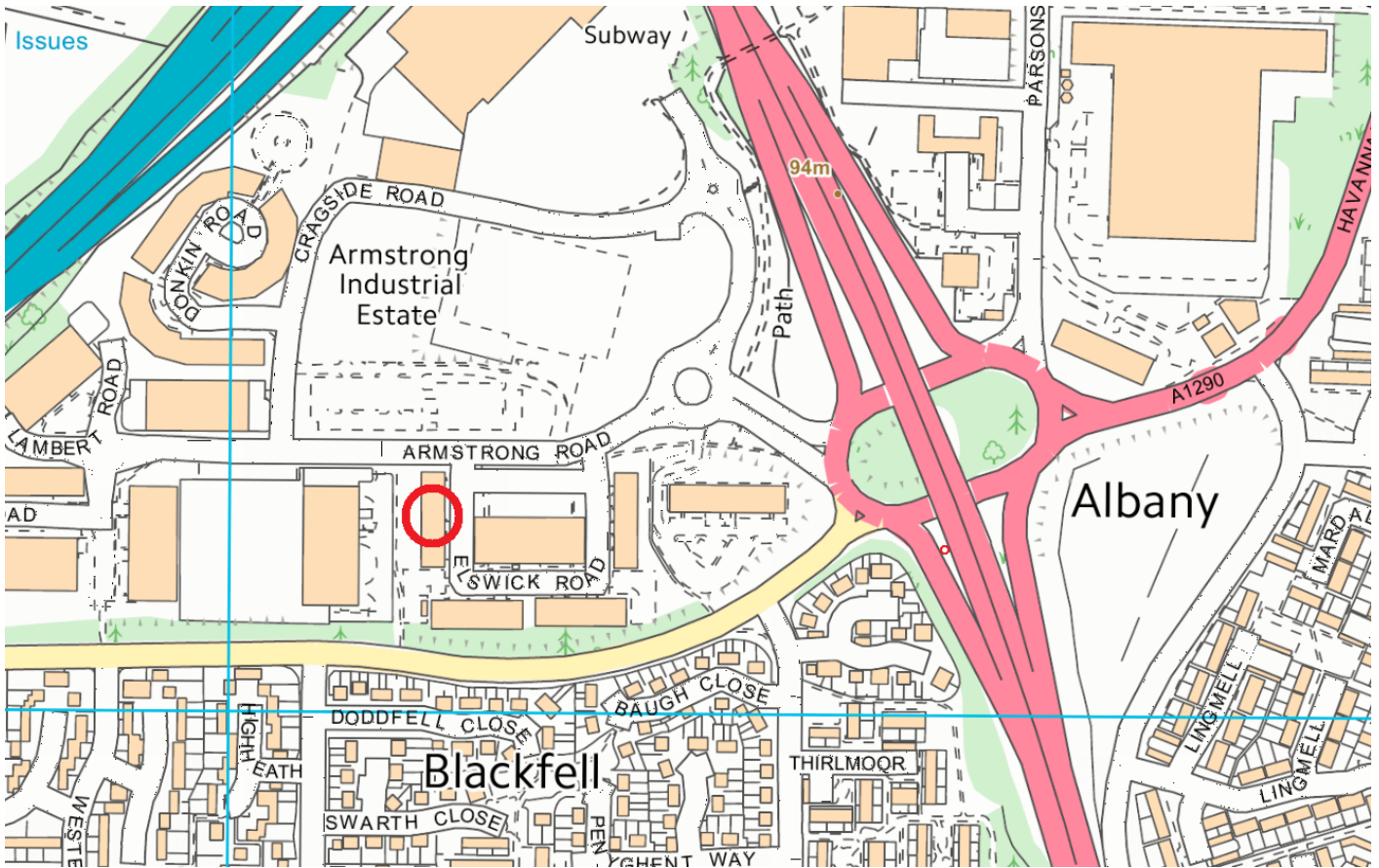
Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

March 26

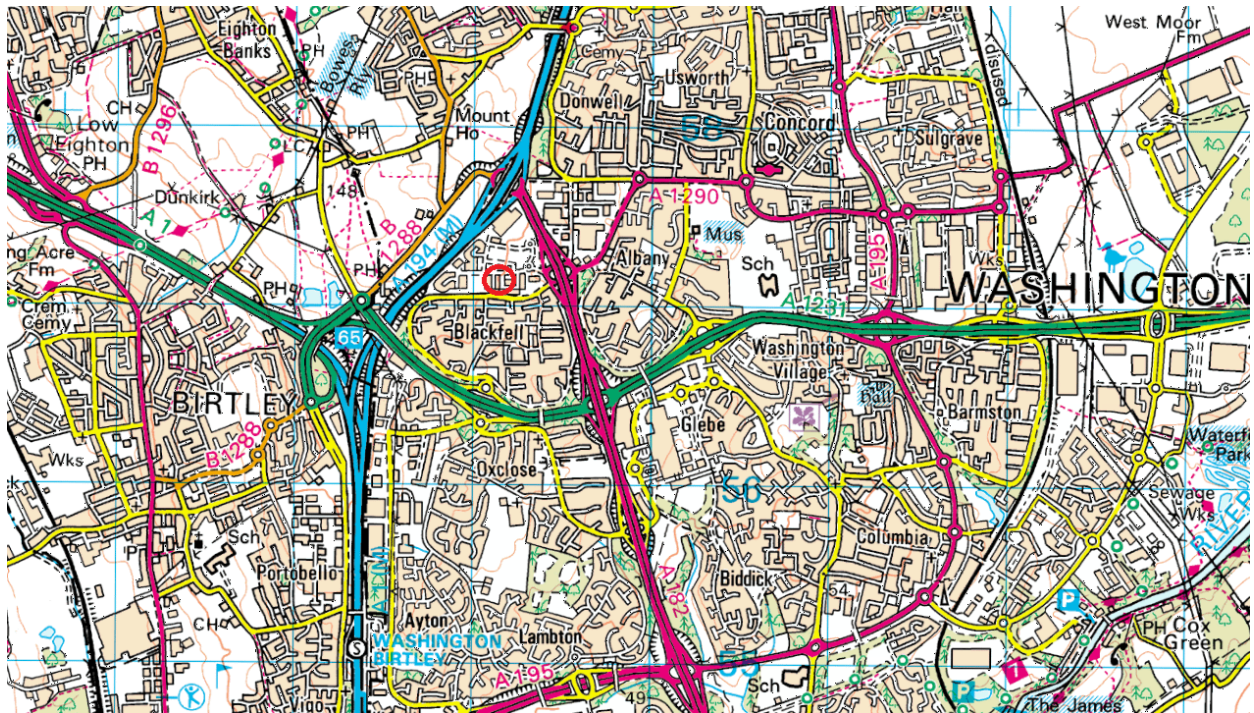




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