

to let



The industrial property specialists

UNIT 2, HEDLEY WAY NORTH SEATON INDUSTRIAL ESTATE ASHINGTON NORTHUMBERLAND NE63 0YB



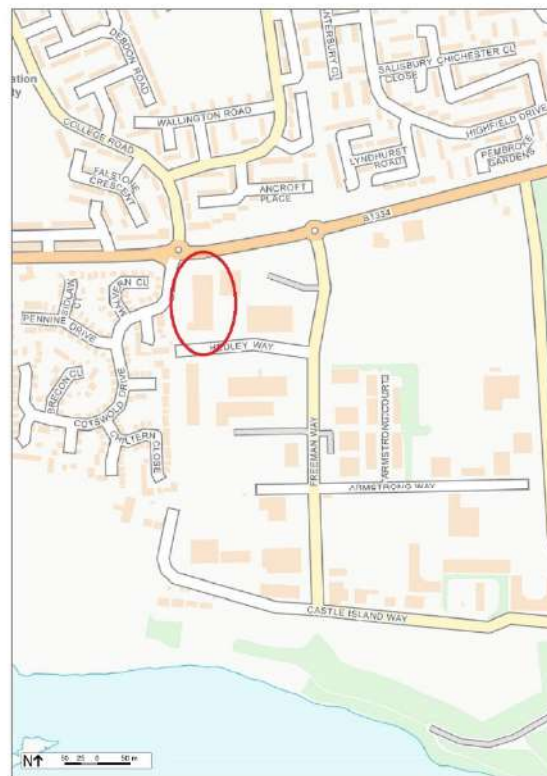
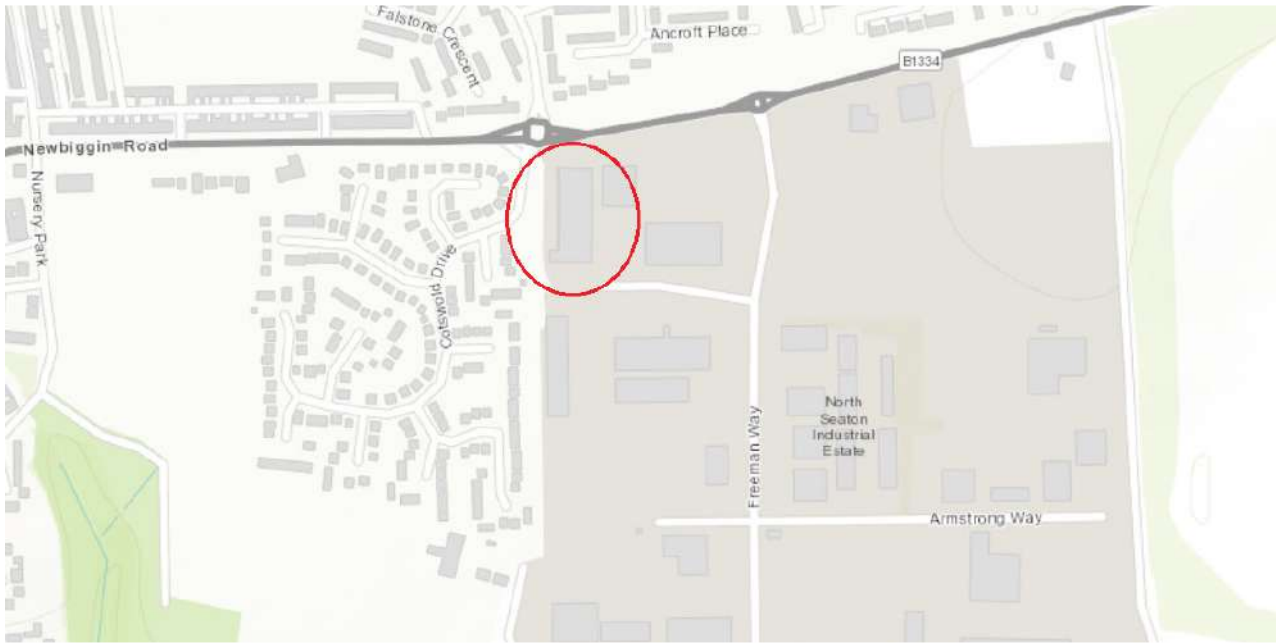
- SELF CONTAINED DETACHED FACTORY SHOP OUTLET / WAREHOUSE WITHIN SECURE YARD
- HIGHLY VISIBLE WITH MAIN ROAD FRONTAGE AND CLOSE TO B&M
- SITE AREA: 0.72 HECTARES (1.79 ACRES) OR THEREABOUTS
- GIA : 2,524.26 M² (27,365 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING

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





Map information
 Scale: 1:5592
 Date: 10/04/18
 Reference:
 Order No: 1970669

HEDLEY WAY
NORTH SEATON INDUSTRIAL ESTATE
ASHINGTON
NORTHUMBERLAND
NE63 0YB



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LOCATION

The premises are located on Hedley Way, North Seaton Industrial Estate, Ashington.

The Estate benefits from excellent communication links, being situated near the A189 (Spine Road) which is accessed via the B1344 (Newbiggin Lane).

The surrounding area offers a mix of commercial, trade, retail, leisure and residential uses.

The location of the site fronting onto Newbiggin lane, gives the benefit of high visibility with passing traffic.

The exact location is shown on the attached location plan.

DESCRIPTION

The property offers a self-contained warehouse / factory outlet set within a secure fenced compound.

Formally operating as Dewhirst Mill Factory Outlet the property could be used for a variety of uses, subject to satisfactory planning permissions.

The property is constructed of steel portal frame design with profile cladding to all elevations with asbestos cement sheet to roof above.

Internally the property offers a large open plan area formally used for the retail display and sale of stock. The floor is concrete, covered with vinyl tiles, suspended sodium & spot lighting with an effective eaves height of 3m.

To the front are WC facilities with partitioned offices located within the shop floor along with a kitchen / welfare area.

To the rear is warehousing, with WC facilities and stores. Vehicular access to the warehousing is via a single steel automatic roller shutter. Additional storage is available by a selection of accommodation located off the main unit.

Externally there is ample car parking to the front / side with rear fence and double gates in addition to soft landscaping to boundaries.

ACCOMMODATION

The accommodation provides the following approximate Gross Internal Areas:-

Retail Area	1,669.80m ²
Rear Warehouse	757.66m ²
Stores / WC	114.80m ²

**TOTAL GIA: 2,524.26M²
(27,365 SQ FT)**

**SITE AREA: 0.72 HECTARES
(1.79 ACRES) OR THEREABOUTS**

SERVICES

It is understood that property benefits from all mains services, including gas heated blower and security alarm.

BUSINESS RATES

From the VOA website it is understood that the premises are assessed under two assessments as follows:

RV: £68,000
RV: £4,450

TENURE

Our client is seeking new Full Repairing and Insuring lease subject to a period of years to be negotiated.

(A freehold sale of the site and property may be considered – details upon request.)

RENT

Our client is seeking a rent in the region of £100,000 p.a.

Incentives are available to suitable tenants subject to term and financial status.

ENERGY PERFORMANCE CERTIFICATE

C-56
(SEE BELOW)

LEGAL COSTS

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

VAT

All figures quoted in these terms are exclusive of VAT where chargeable.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

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Email:
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February 2018



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Energy Performance Certificate

Non-Domestic Building

2 Hedley Way
North Seaton Industrial Estate
ASHINGTON
NE63 0YA

Certificate Reference Number:
0670-0432-7669-4121-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

56

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	3104
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	71.63

Benchmarks

Buildings similar to this one could have rating as follows:

20 If newly built

53 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.