

to let



The industrial property specialists



PHILADELPHIA COMPLEX, PHILADELPHIA HOUGHTON LE SPRING, TYNE AND WEAR DH4 4UG

- WORKSHOP / WAREHOUSE & OPEN STORAGE
- UNITS FROM 19,772 SQ FT – 106,247 SQ FT
- FLEXIBLE TERMS
- COMPETITIVE RATES

LOCATION

Philadelphia Complex is located off Shop Row (A182), Philadelphia, Houghton Le Spring.

The Estate is situated between Washington and Houghton le Spring, approximately 6 miles south west of Sunderland and 9 miles south of Newcastle upon Tyne.

Located 5 miles from the intersection of the A1M (A182 and A187) and 4 miles from the junction to the A19, Philadelphia Complex provides excellent communication links to the surrounding area.

The exact location is shown on the attached plan.

DESCRIPTION

The Estate consists of a range of premises including high bay industrial / storage units, smaller workshops, studios, and office space. The main industrial / workshop units are of traditional brick construction under pitched and tiled roofs or of steel frame

construction clad in brick and blockwork surmounted by fibrous cement sheeting on walls and roof.

ACCOMMODATION

See attached schedule over leaf for up to date availability.

SERVICES

It is understood that all mains services are located to the site. The Estate is provided with mains services. Individual units vary regarding the level of lighting and facilities.

TERMS

The premises are offered to let on flexible leases for terms not exceeding 3 years.

Due the age and condition of the buildings, tenants will not be expected to enter into fully repairing leases and the landlord will only be prepared to carry out limited repair works to the properties to render them wind and watertight.

The leases will also be excluded from the provisions of the Landlord & Tenant Act 1954 in relation to security of tenure.

LEGAL FEES

The ingoing tenant will be responsible for the landlords reasonable legal fees involved in the transaction.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain and & Partners, contact:

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April 2011

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SCHEDULE OF ACCOMMODATION

UNIT	SQ M	AREA (SQ FT)	RENT (SQ FT)	SERVICE CHARGE	RATEABLE VALUE
Stores 1	4,030	43,380	£2.00	£23,034.78	£77,500
Stores 1B	1,819	19,575	£2.00	£10,394.33	£ TBC
Stores 2A	2,185	23,520	£2.00	£12,489.12	£42,250
Stores 2B	1,837	19,772	£2.06	£10,498.00	£19,750

