

for sale/to let



UNIT 20, HARVEY CLOSE, CROWTHER INDUSTRIAL ESTATE, WASHINGTON, NE38 0AB

- WORKSHOP WITH OFFICE ACCOMMODATION
- EXCELLENT COMMUNICATION LINKS TO A1
- FLEXIBLE LEASE TERMS
- INCENTIVES AVAILABLE
- TO LET (MAY SELL)

LOCATION

The premises are located in Harvey Close, Crowther Industrial Estate, Washington.

The Estate benefits from excellent communication links being situated near the A1 (M) providing access to all areas.

The exact location is shown on the attached location plan.

DESCRIPTION

End terraced industrial unit constructed of steel frame construction design with brick elevations under flat metal decked roof.

The accommodation benefits from security shutters to windows and doors with concrete floors throughout and an effective eaves height of approximately 4.35m.

In addition the accommodation benefits from automatic security roller shutters access to the warehouse areas.

To the front of the unit there is basic office and ancillary / toilet facilities and communal parking and loading areas.

SERVICES

We understand all mains services are connected to the units with the exception of gas.

ACCOMMODATION

The accommodation provides the following approximate Gross Internal Area:-

Workshop / Offices **281m²**
(3,025 sq ft)

RATEABLE VALUE

We understand the premises are assessed at an RV of £11,250.

(It is recommended that all interested parties should contact Sunderland City Council Rating Department to confirm these values).

TERMS

The unit is available by way of a new Full Repairing & Insuring lease for a term of years to be negotiated.

RENT

£12,000 p.a

Alternatively the unit is available to purchase full details upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC upon request.

COSTS

Each party to bear their own legal costs involved in the transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

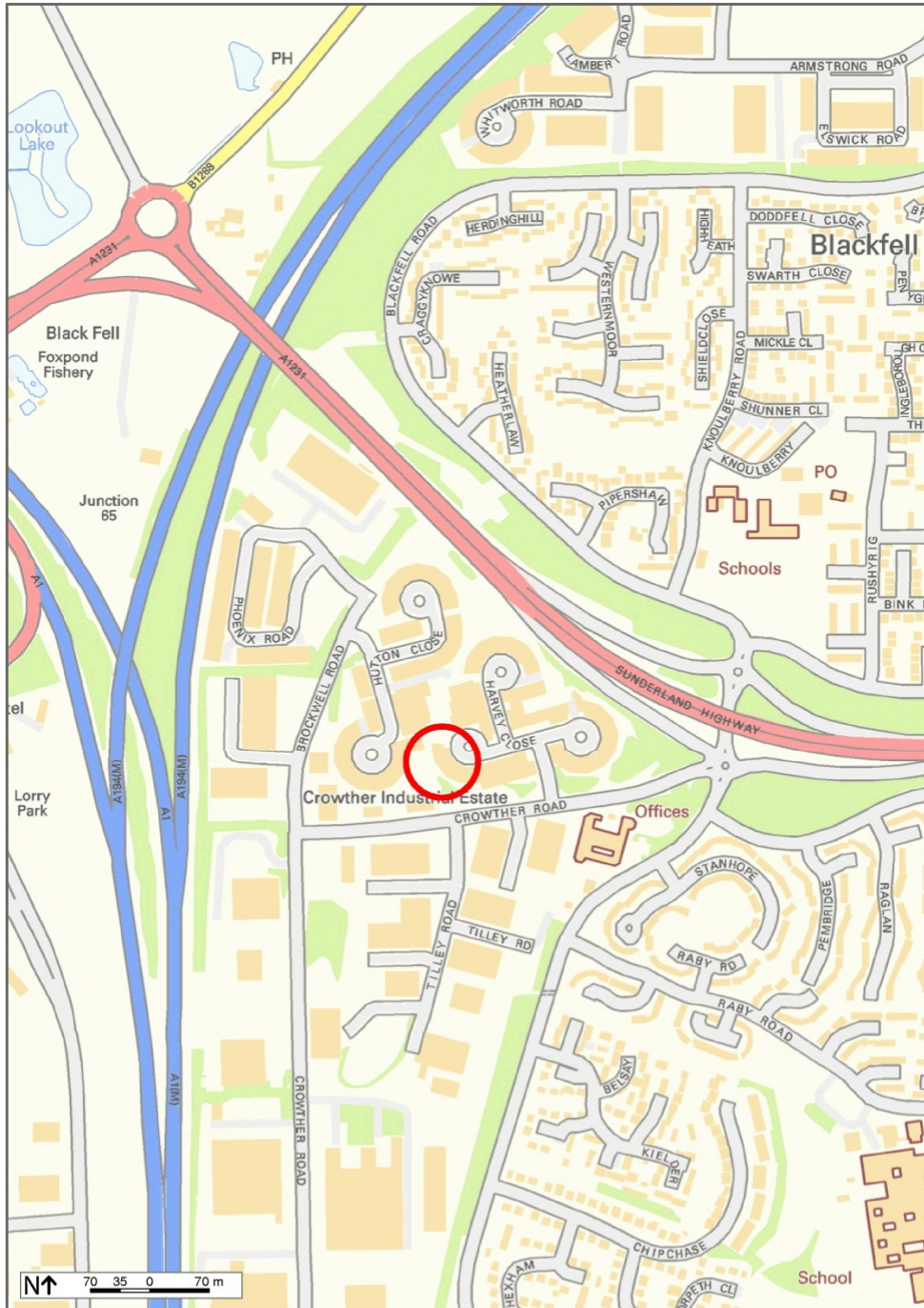
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Harvey Close, Crowther Industrial Estate, Washington NE38 0AB



FIND PROFESSIONAL MAPPING INTELLIGENCE
Scale 1:7,254
Date 25/02/11
Ordnance Survey

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