

to let



The industrial property specialists

**UNIT 32
HARVEY CLOSE
CROWTHER INDUSTRIAL ESTATE
WASHINGTON
TYNE AND WEAR
NE38 0AB**

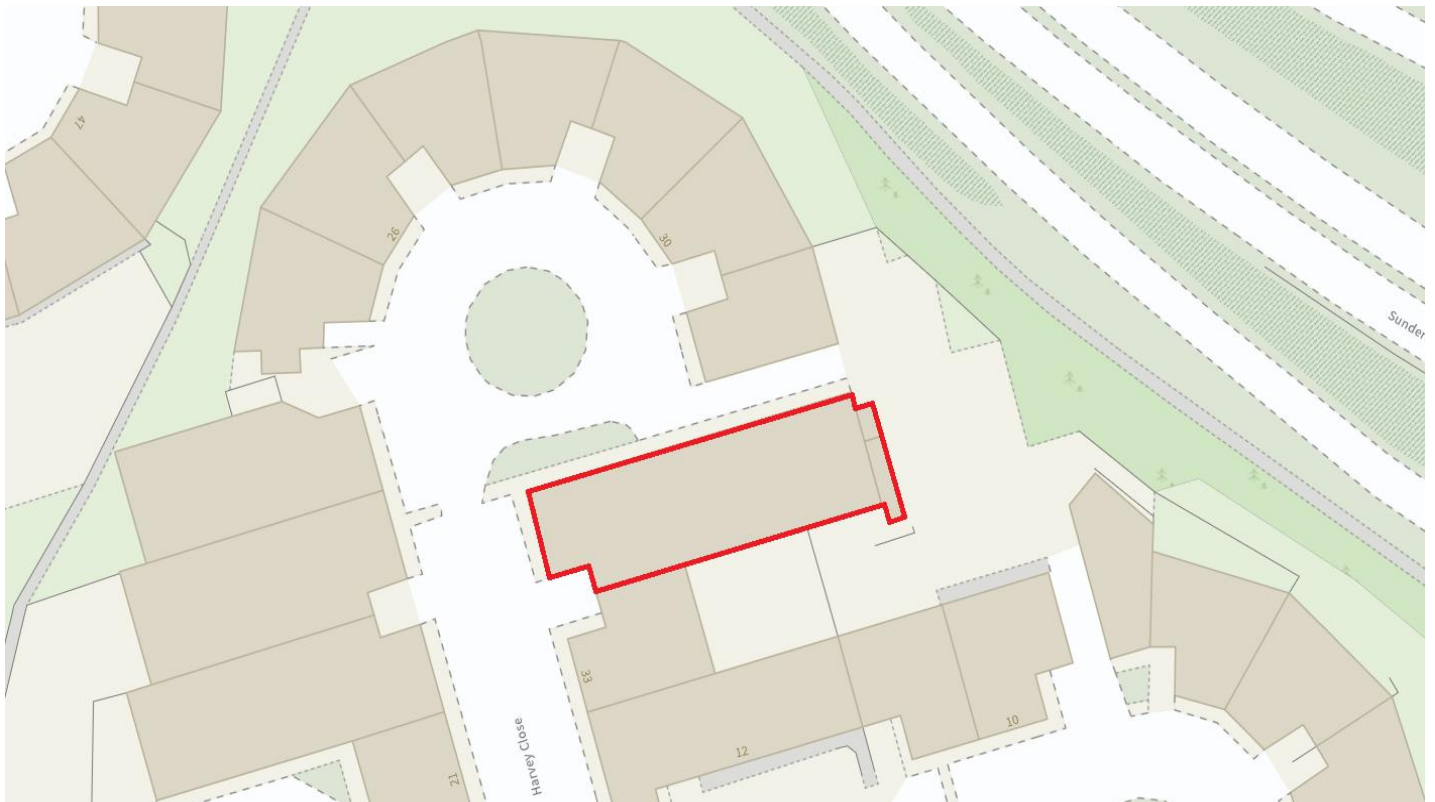
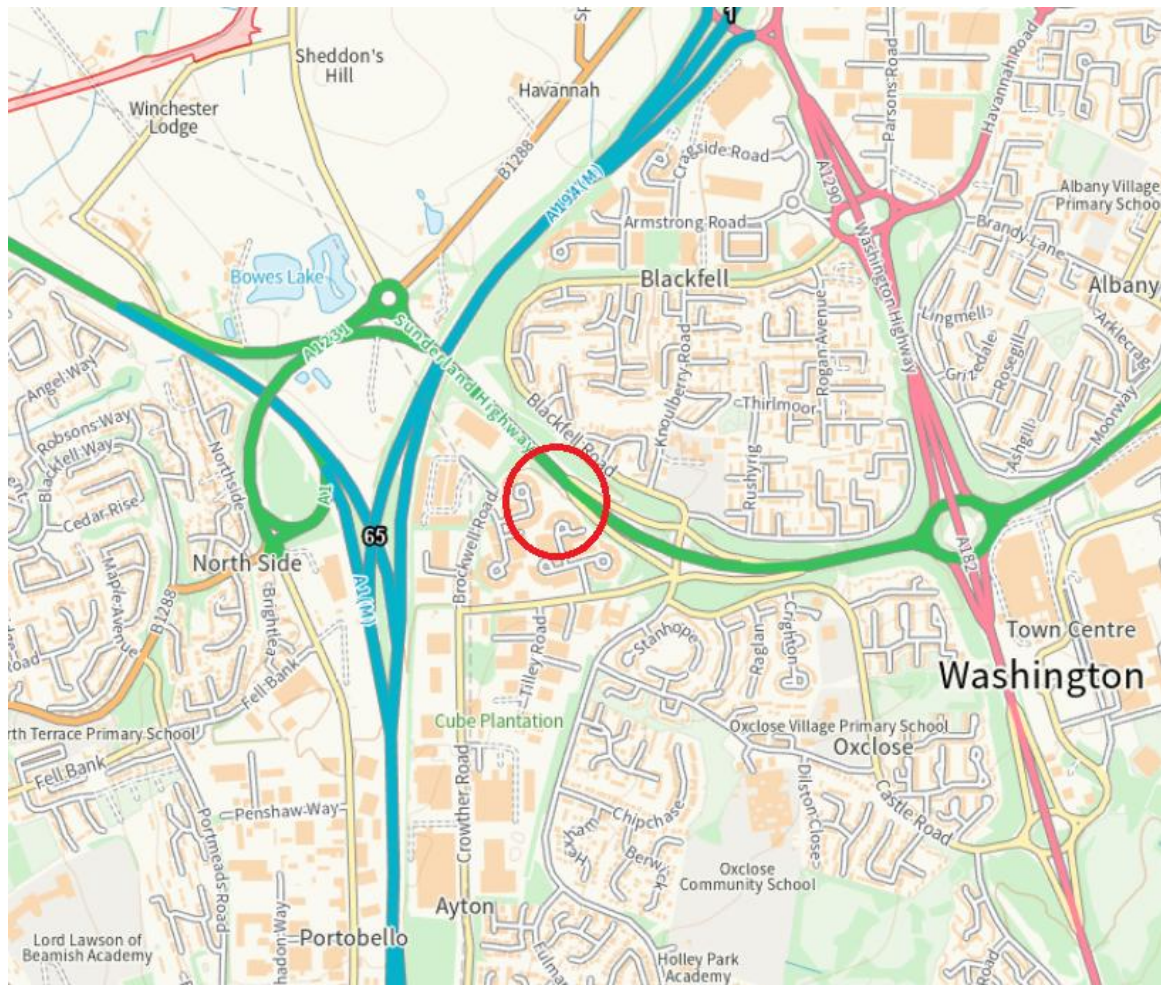


- END TERRACE WORKSHOP / WAREHOUSE WITH OFFICE AND SHARED REAR YARD
- GIA : 795.42 M² (8,562 SQ FT) - EXC MEZZANINE
- EXCELLENT COMMUNICATION LINKS TO THE A1(M)
- RENT: £45,200 PA. EXC

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 Crowther Industrial Estate, Washington.

The estate is located to the north-west of Washington, adjoining the A1231 and offering excellent access to the A1(M), A19 and A194(M).

The location is well suited to industrial, manufacturing, trade and distribution occupiers, with a strong established business community across the surrounding Crowther Industrial Estate.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises an end terrace workshop / warehouse with offices and yard.

The building is of steel-frame construction with brick elevations beneath a flat metal-decked roof.

The accommodation provides predominantly workshop/factory space together with a self-contained office section to the front.

Internally, the property benefits from solid concrete flooring, LED lighting and vehicular access via 2 automatic roller shutter doors to the front (3.1m*3.0m) and rear (3.0m * 3.7m).

To the front of the property is a single storey office offering open plan and cellular accommodation, suspended ceiling with recessed

LED lighting and tile effect flooring. In addition there are WC and welfare facilities.

The property also benefits from dedicated private yard to the rear and car parking to the front.

ACCOMMODATION

From onsite measurements the Area is calculated as follows (GIA):

Workshop /Warehouse	716.04 m ²
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Offices	79.38 m ²
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TOTAL GIA:	795.42 M² (8,562 SQ FT)
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(Mezzanine floor :	40.92m ² 440 sq ft)
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SERVICES

The property benefits from all mains services, including electric, water, drainage and gas.

(All parties should make their own investigations with the respective service providers).

BUSINESS RATES

From the VOA website it has been calculated that the current Rateable Value is as follows:

RV: £38,500 (April 2026)

All parties should make their own investigations to ascertain the correct Rateable Value.

TENURE

The property is available on new FRI lease for a term of years to be agreed.

SERVICE CHARGE

A service charge will be payable for the maintenance and up keep of common areas.

RENT

Our client is seeking a rent in the region of £45,200 pa exc

Incentives may be available subject covenant and lease term.

RENT DEPOSIT

A rent deposit of 3 months is required and will be held for the duration of the lease.

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

Oct 2026





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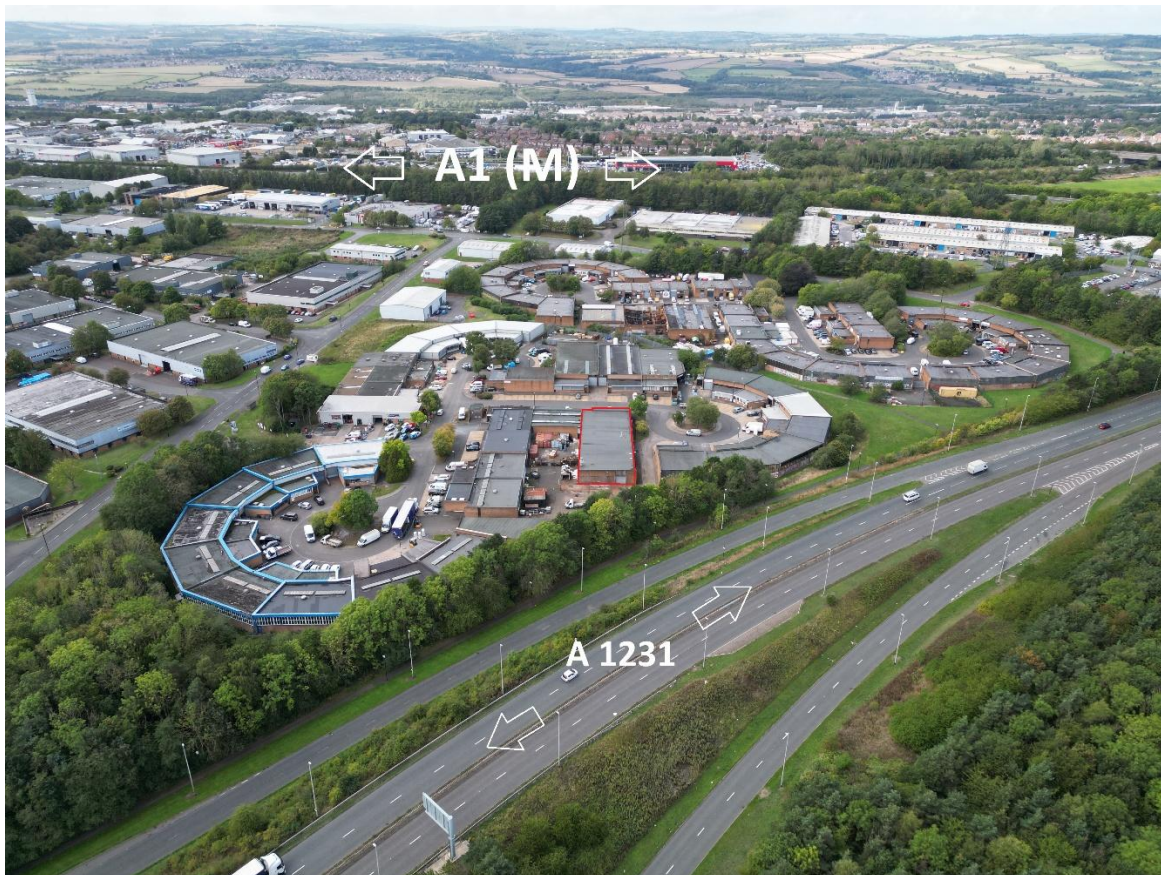
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