# to let

Frew Pain & PARTNERS

*The industrial property specialists*

# UNIT 8
# WHITWORTH ROAD
# ARMSTRONG INDUSTRIAL ESTATE
# WASHINGTON
# TYNE & WEAR
# NE37 1PP




- **TERRACE WORKSHOP / WAREHOUSE UNIT WITH PARKING TO FRONT**
- **ESTABLISHED INDUSTRIAL ESTATE LOCATED CLOSE TO B&Q and A194**
- **TOTAL GIA : 281.10m$^2$ (3,050 SQ FT)**
- **NEW FRI LEASE AT A RENT OF £21,360 PA**


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

RICS the mark of property professionalism worldwide

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

## LOCATION

The subject premises are located on Whitworth Road, Armstrong Industrial Estate, Washington.

Whitworth Road is on the Armstrong Industrial Estate, to the North West of Washington town centre in a busy industrial location close to a major B&Q.

Its location benefits from quick, easy road access to the A1 and Newcastle (6 miles) to the A194 (M) and the A19 linking the Tyne Tunnel and Teesside.

The area is principally commercial with a wide and varied selection of occupiers relating to warehousing, manufacture and logistics.

Washington town centre is located a short distance away offering all main services and facilities.

Exact location is shown on the attached plan.

## DESCRIPTION

Whitworth Road Industrial Estate comprises a selection of 22 single storey industrial unit.

The subject unit is an end of terraced, with allocated loading and car parking to the front.

The unit is constructed of portal steel frame design with a combination of brick infill walls to all elevations. The roof is flat, metal decked and felted.

Internally the accommodation offers open plan offices and WC facilities.

Vehicular access to the unit is via a single full height automatic steel security roller shutters.

The unit has an eaves height of 3.9m and internally within the workshop offers a single floor mounted gas fired heater.

## ACCOMMODATION

From onsite measurements the areas have been calculated as follows (GIA):

| | |
|---|---|
| Offices | 58.08 $m^2$ |
| Warehouse | 225.27 $m^2$ |
| **TOTAL** | **283.35 $M^2$ (3,050 SQ FT)** |

## SERVICES

It is understood the site and premises benefit from all mains services.

(It is recommended that all interested parties contact the local service providers.)

## BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at:

**RV £15,250**

(All interested parties should contact the Local Authority to confirm these figures.)

## TENURE

The accommodation 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 of common areas – full details upon request.

## RENT

£21,360 pa exc

Incentives may be available subject covenant and lease term.

The landlord will require a 3 month rent bond to be held for the duration of the lease.

## ENERGY PERFORMANCE CERTIFICATE

C- 62

Full details 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**

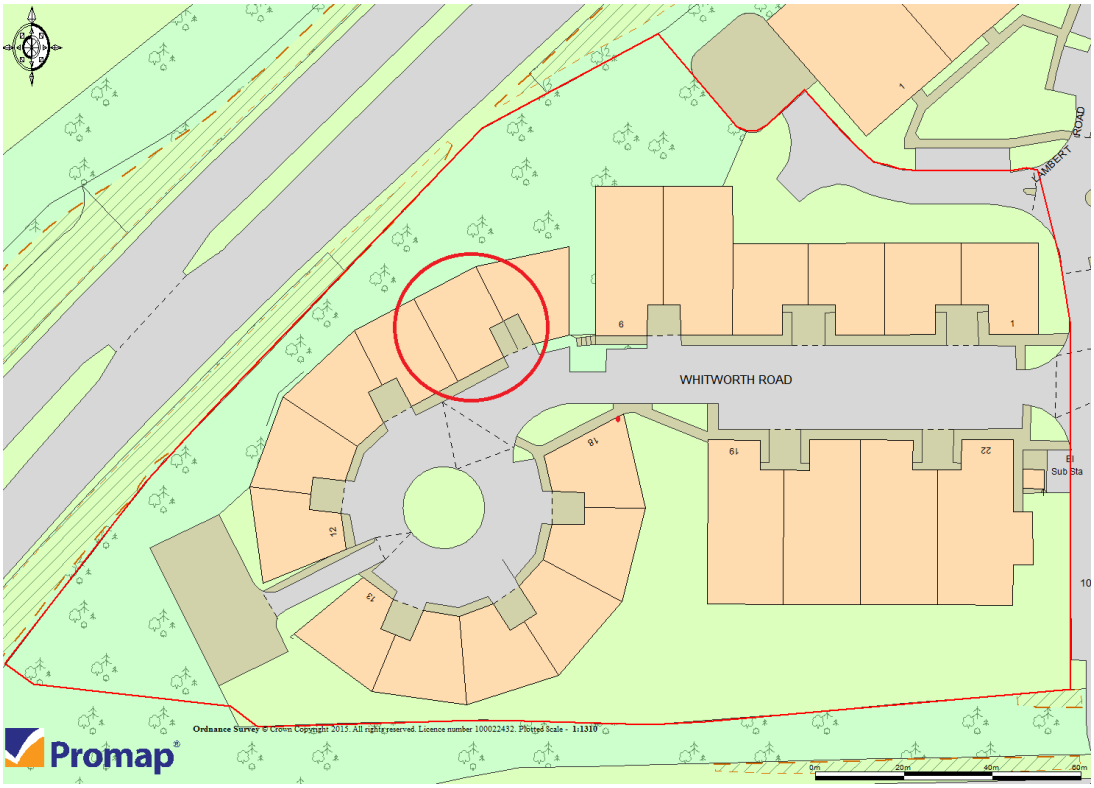
**April 2026**

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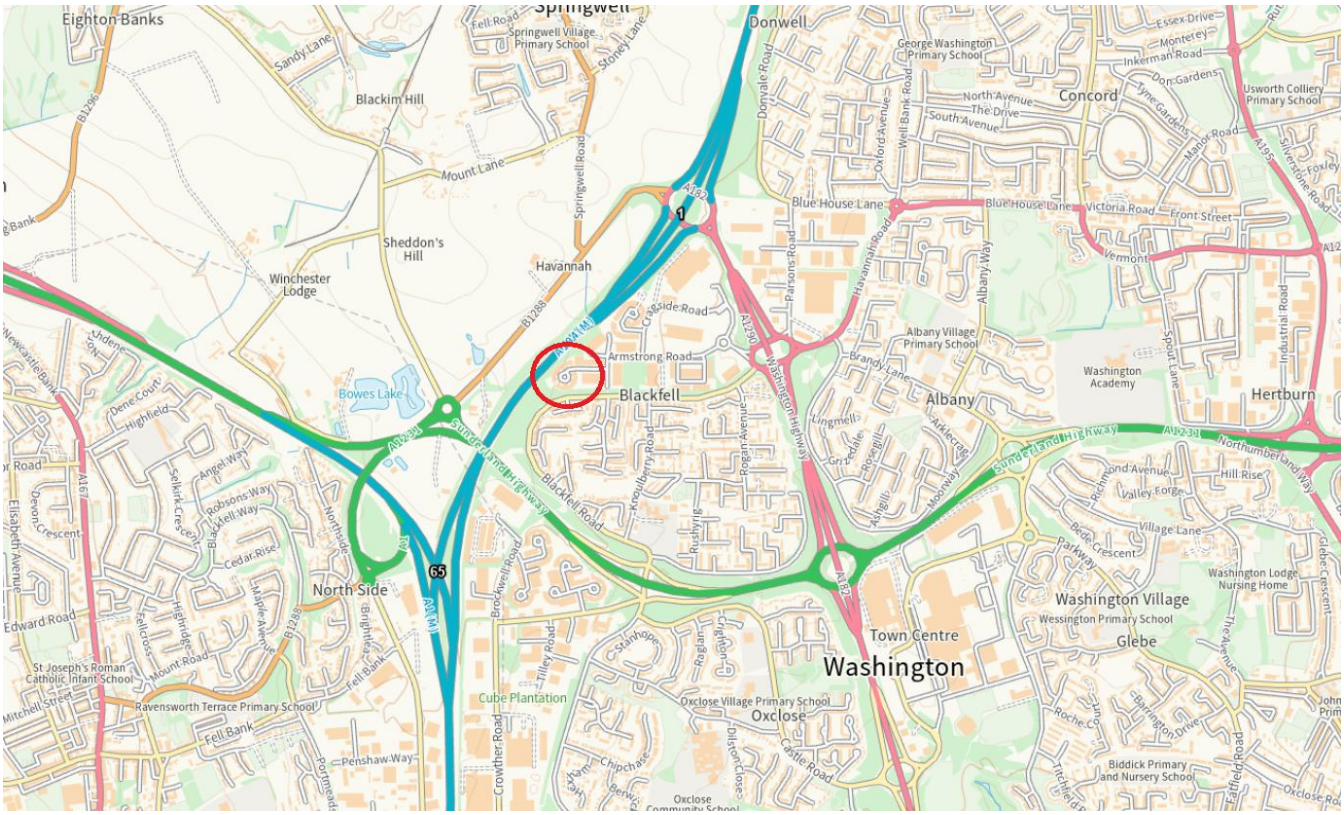


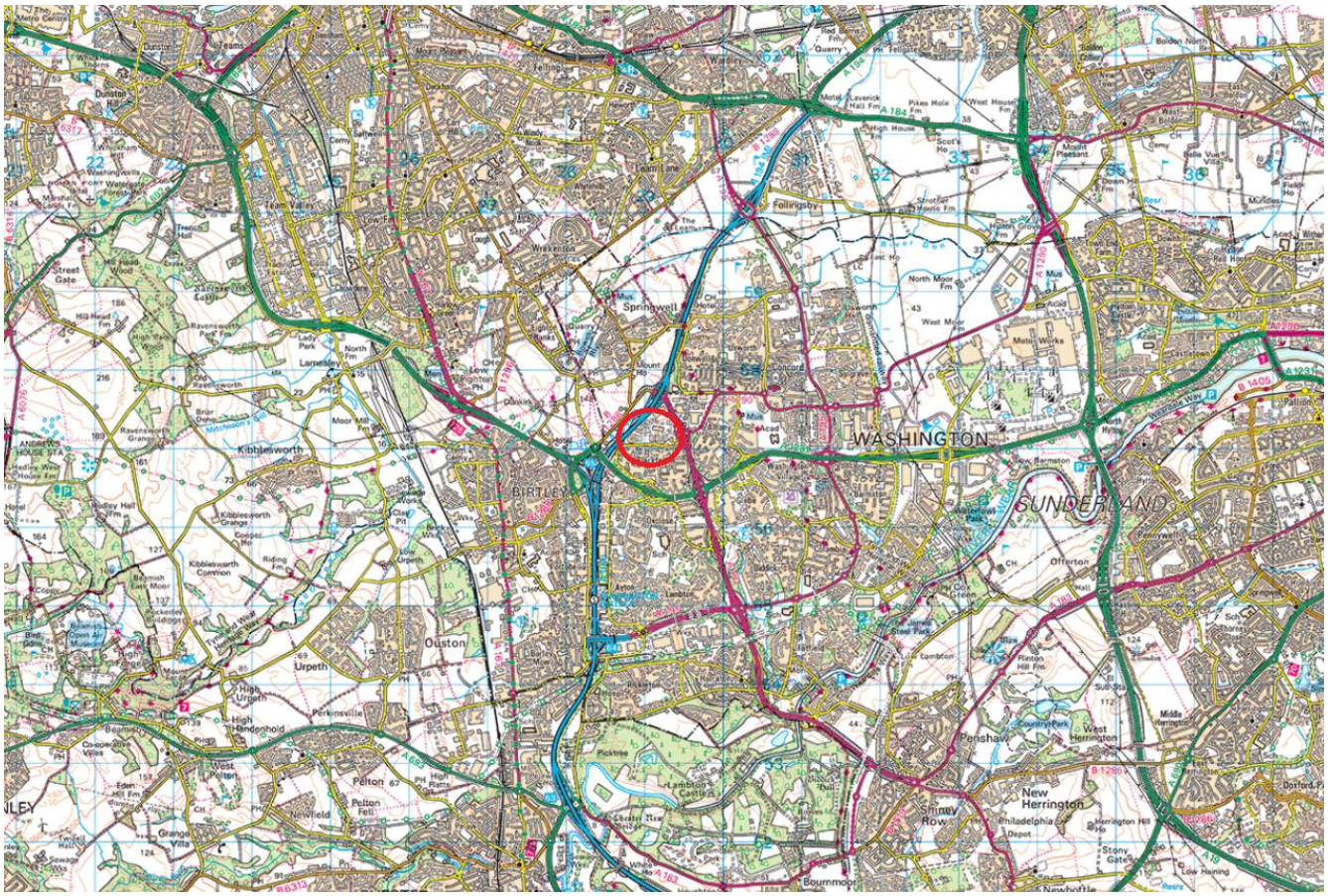




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