

for sale/to let



UNITS 18 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

The property consists of a mid-terraced industrial unit of steel frame construction with brick elevations under flat metal decked roofs.

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 shutter 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:-

Unit	Size (m ²)	Size (sq ft)
18	281	(3,025)

RATEABLE VALUE

Each of the units are assessed at a 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.

Alternatively the unit may be available to purchase (full details upon request) are available to purchase.

RENT

£12,000 PA

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:

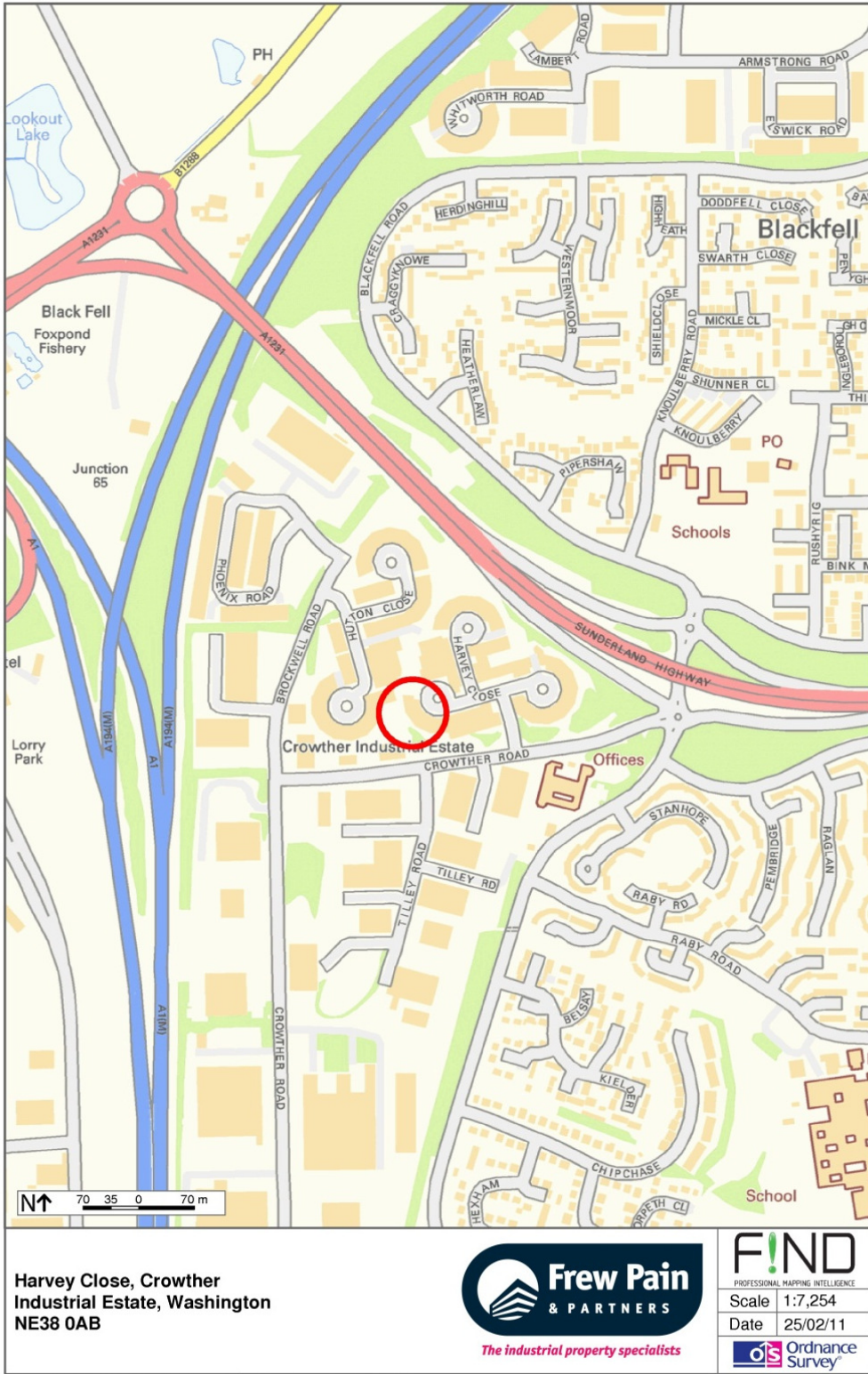
James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

June 2016





F492 Printed by Ravensworth 01670 713330

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

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989. Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991. Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.