

# to let

**UNIT 21  
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 : 579.33M<sup>2</sup> (6,236 SQ FT)**
- **FLEXIBLE TERMS**
- **INCENTIVES AVAILABLE SUBJECT TO LEASE TERM AND COVENANT**
- **NEW FRI LEASE AT A RENT OF £25,000 PA**

## 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 units.

The subject unit is a mid terrace unit, with allocated loading and car parking to the front.

The unit is constructed of steel portal 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.

## ACCOMMODATION

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

Offices	68.87 m <sup>2</sup>
Warehouse	510.46 m <sup>2</sup>
<b>TOTAL</b>	<b>579.33 m<sup>2</sup></b> <b>(6,236 sq ft)</b>

## 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 will need to be reassessed upon occupation.

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

## TENURE

The accommodation is available on a 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

£25,000 p.a.

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

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:

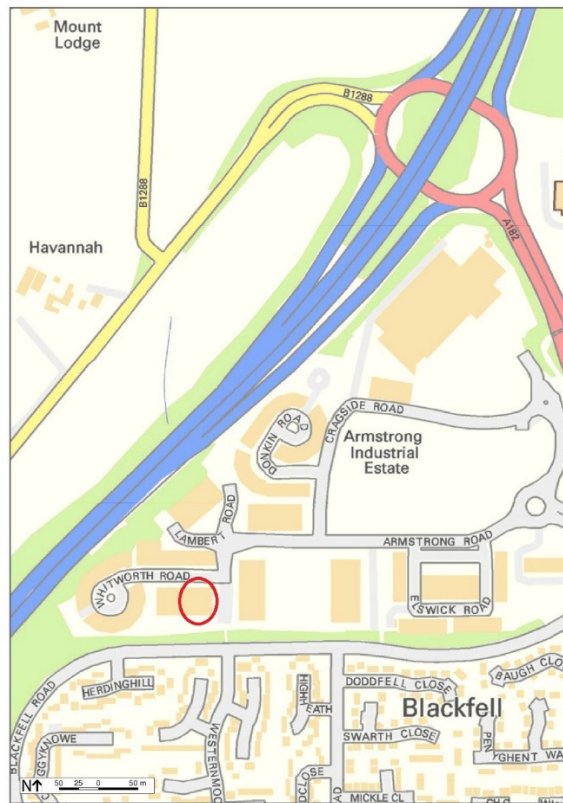
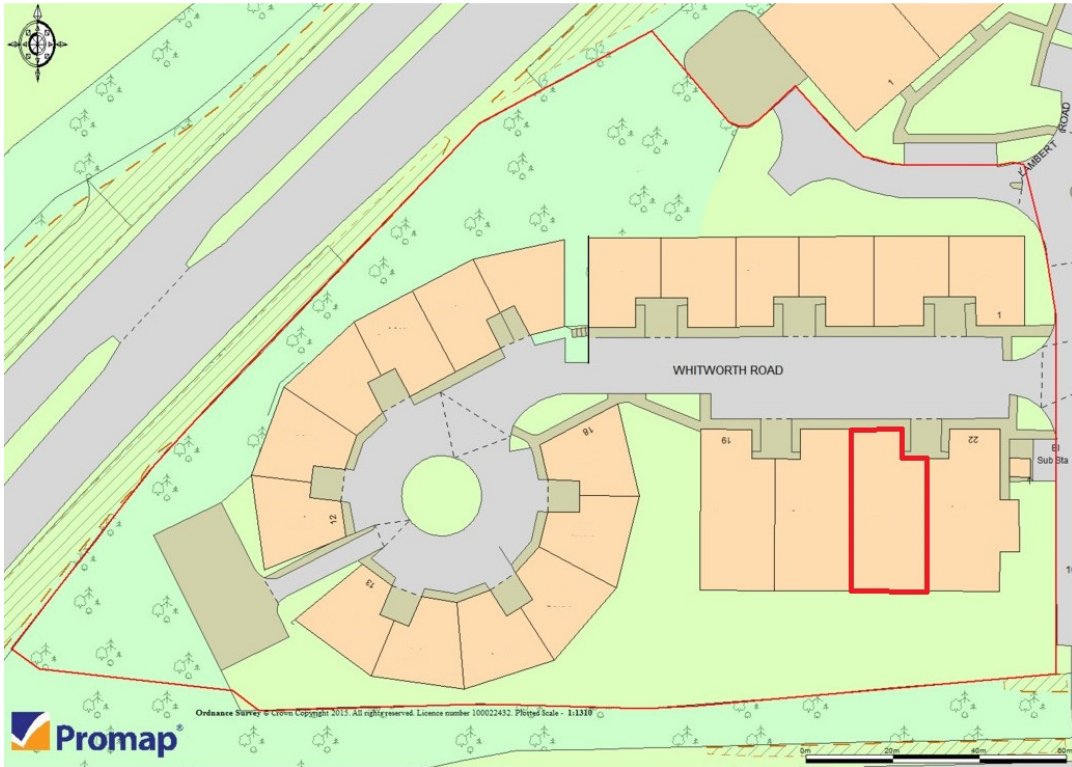
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**March 2016**



**Map Information**  
 Scale: 1:4746 Whitworth Road, Armstrong Industrial Estate, Washington, NE37 1PP  
 Date: 06/03/16  
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