to let

Frew Pain & PARTNERS

The industrial property specialists

UNIT 28
SWAN INDUSTRIAL ESTATE (SOUTH)
SWAN ROAD
WASHINGTON
NE38 8JJ

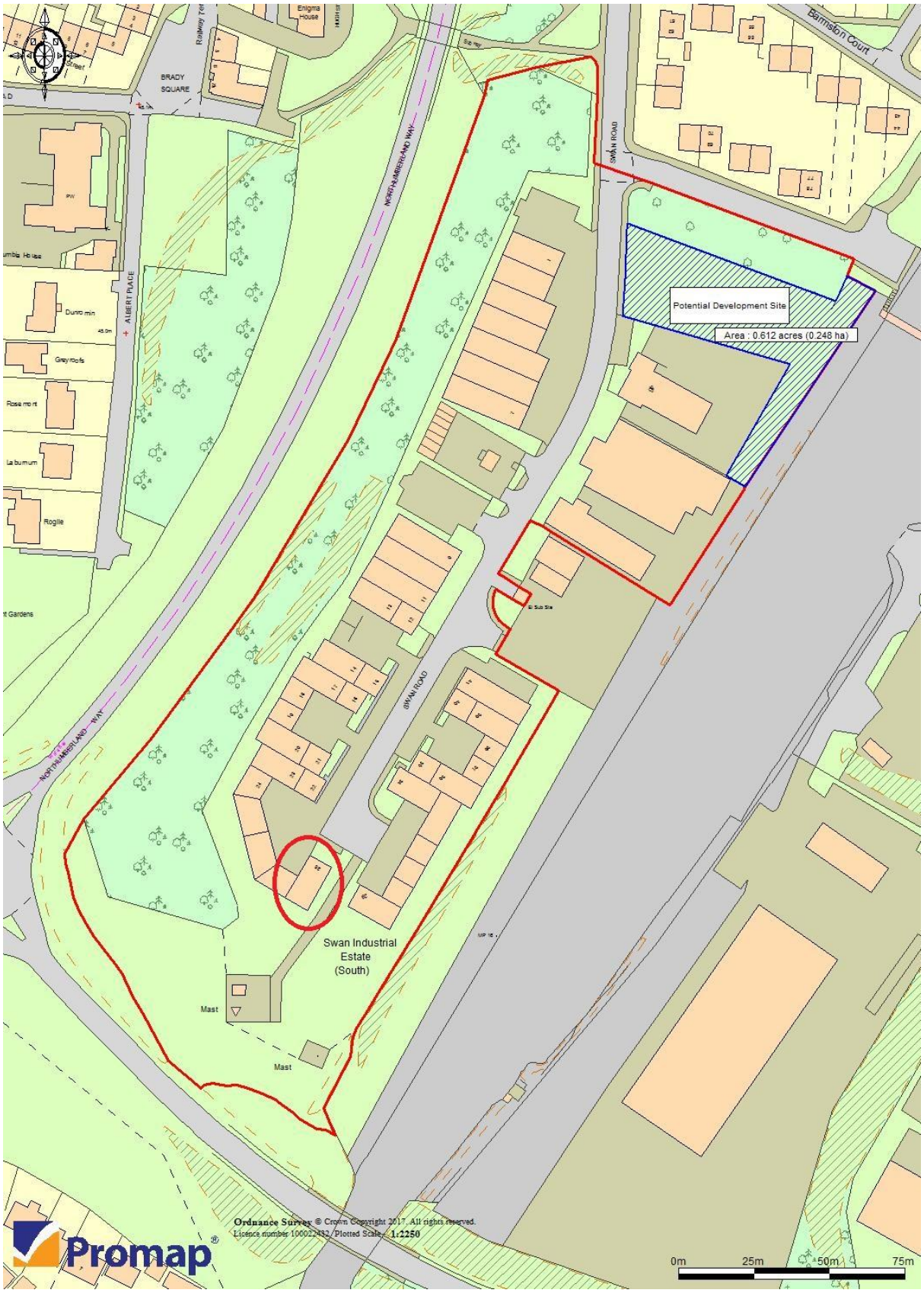


- **END TERRACE INDUSTRIAL UNIT SET WITHIN A WELL-MAINTAINED ESTATE**
- **GIA : 121.90 M² (1,312 SQ FT)**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION**
- **RENT £11,500 PA. EXC**

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


Potential Development Site
Area : 0.612 acres (0.248 ha)
Swan Industrial Estate (South)
Mast
Mast
BRADY SQUARE
ALBERT PLACE
SWAN ROAD
Barnston Court
NORTHUMBERLAND WAY
Ordnance Survey © Crown Copyright 2017. All rights reserved.
Licence number 100022432 Plotted Scale - 1:2250
Promap®
0m
25m
50m
75m

LOCATION

The subject property is located on Swan Industrial Estate (North) Swan Road, Washington.

Swan Industrial Estate is situated 10 miles south of the city of Newcastle, with Sunderland 6 miles away.

The location is equally distanced between the main arterial routes, A19 and A1, which both lie circa 2 miles away respectively.

Surrounding occupiers consist of mainly commercial uses, with residential close by.

The exact location is shown on the attached plan.

DESCRIPTION

The estate offers a selection of 46 workshop / warehouse units of various sizes, set within a self-contained industrial estate.

Access to the estate is via a single entrance road (Swan Road).

The subject unit is of steel portal frame design with brick work walls and flat felted roof over.

Vehicular access is via an automatic remote roller shutter door with car parking to the front. In addition, the property also has a further six dedicated car parking spaces in an adjacent car park.

The property forms part of a terrace of workshops with this unit being located to the rear of the estate.

The surrounding estate offers soft landscaping and communal car parking.

The surrounding estate offers a combination of fenced and soft landscaping to the boundaries.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

Unit 28
Workshop/Warehouse

TOTAL GIA:	**121.90 M² (1,312 SQ FT)**

SERVICES

The property benefits from all mains services.

It is recommended that all interested parties contact the local service provides to ensure that the services are installed and operational.

BUSINESS RATES

We understand from the VOA website the property is assessed as follows:

UNIT 28 : £8,400 (April 2026)

(It is recommended that all interested parties contact the Local Authority to confirm these figures).

TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

SERVICE CHARGE

A nominal service charge is payable for the up keep and maintenance of common areas.

Exact figures can be provided upon request.

RENT

Our client is seeking a rental in the region of £11,500 p.a. EXC

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided 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

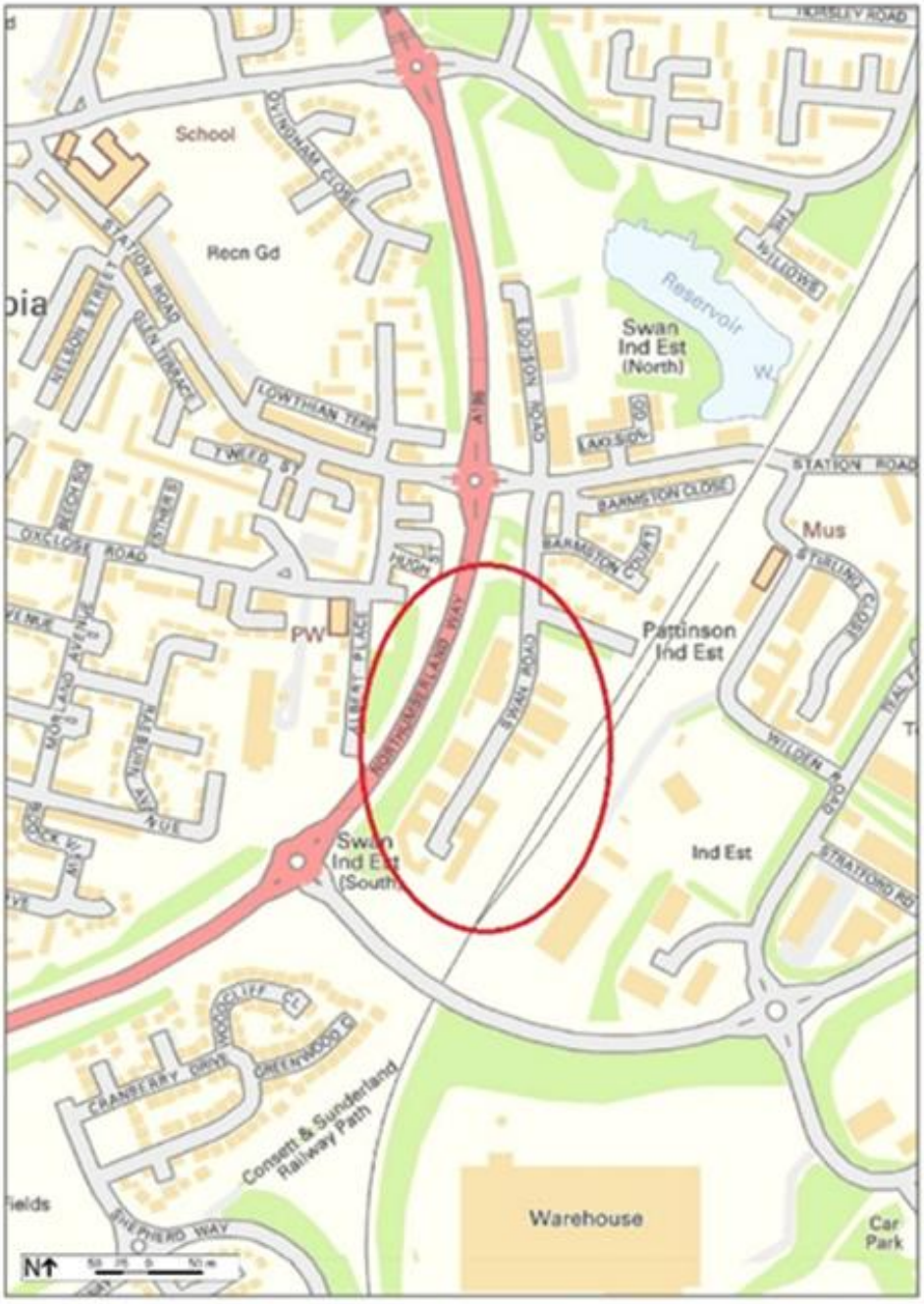
Nov 26





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Swan Road, Swan Industrial Estate, Washington, NE38 8JJ

Map Information

Scale	1:5658
Date:	24/02/17
Reference	
Order No:	1803294

FIND

Created at findmaps.co.uk

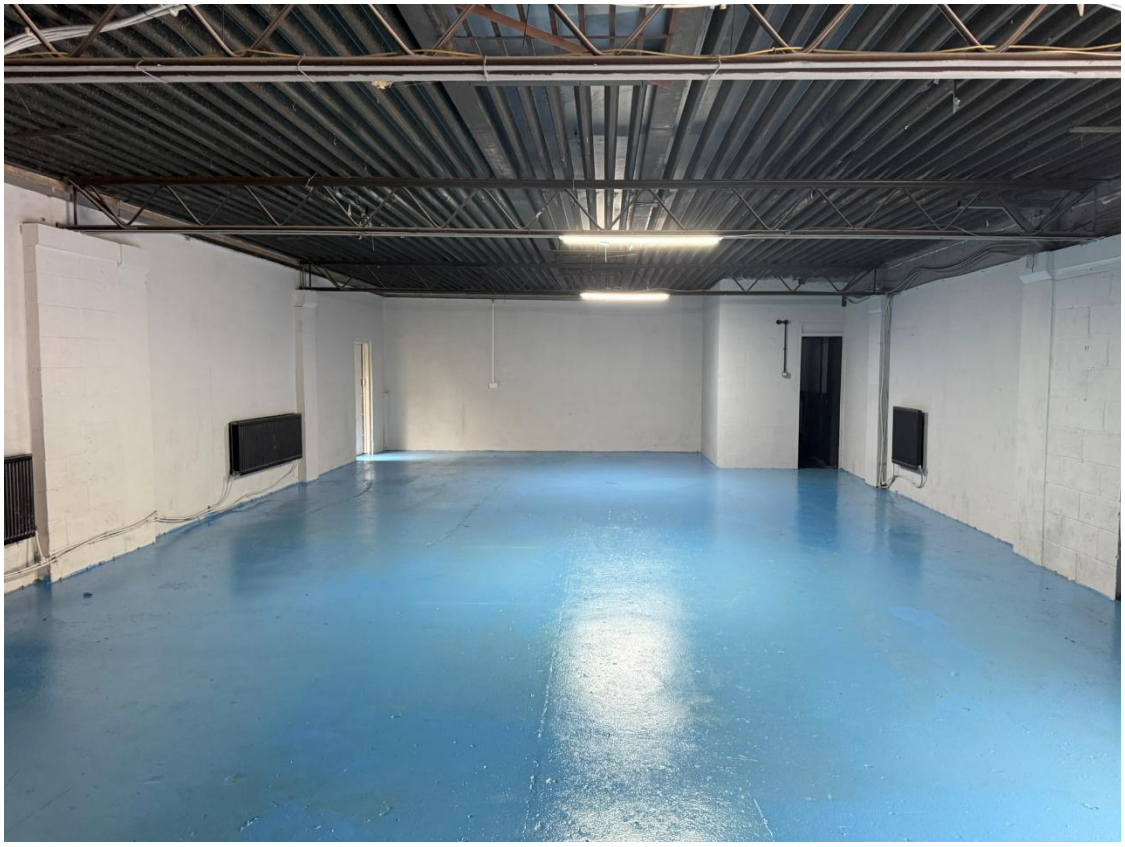
Map data

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