

to let



The industrial property specialists

SWAN INDUSTRIAL ESTATE (SOUTH) SWAN ROAD WASHINGTON TYNE & WEAR NE38 8JJ



- MID TERRACE INDUSTRIAL UNIT SET WITHIN A WELL MAINTAINED ESTATE
- UNIT 23 - GIA – 121.98 M² (1,313 SQ FT)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- RENT £11,500 PA

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



the mark of
property
professionalism
worldwide

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





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

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



© Crown Copyright 2017 OS 100047514

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 communal yard to the front.

The property forms part of a mid 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 23

Workshop/Warehouse

**TOTAL GIA: 121.98 M²
(1,313 SQ FT)**

SERVICES

The property benefits from all mains services.

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

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at :

RV £7,400

(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 £9,000 p.a.

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

Feb 25





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.