

for sale



The industrial property specialists



UNIT 6, INDUSTRIAL ROAD, HERTBURN INDUSTRIAL ESTATE, WASHINGTON, TYNE & WEAR, NE37 2SA

- MID TERRACE WAREHOUSE / WORKSHOP
- GIA – 117.30 M² (1,263 SQ FT)
- POPULAR LOCATION
- POSSIBLE TRADE COUNTER USE, SUBJECT TO PLANNING

LOCATION

The property is located off Industrial Road, / Brindley Road on Hertburn Industrial Estate, Washington.

The estate is well established giving excellent communication links via A195 and B1231 which gives direct links to both the A1(M) and A19.

The surrounding area is principally commercial with the benefit of residential and leisure close by.

The exact location is shown on the attached plan.

DESCRIPTION

The subject property is a mid terrace workshop / warehouse of steel frame design with brickwork and flat felt roof over.

The property offers an office, kitchen / staff room and WC facilities to the front. To the rear is a production area with roller shutter vehicular access. The production has suspended ceiling with surface mounted lighting and a single gas fired heater.

Parking is provided to the front of the property.

ACCOMMODATION

From onsite measurements we have calculated the premises to have the following (GIA):

Offices	25.90m ²
Production / Warehouse	91.40m ²
TOTAL GIA:	117.30m² (1,263 sq ft)

SERVICES

The site benefits from all mains services with the addition of security rollers to the windows and doors.

(All interested parties should satisfy themselves directly with the respective service providers.)

RATEABLE VALUE

The premises are assessed at RV £5,000.

(All interested parties should satisfy themselves with these figures).

TENURE

Freehold

Alternatively a new Full Repairing and Insuring Lease for a term of years to be negotiated.

PRICE

Our client is seeking freehold offers in the region of £60,000 (subject to contract).

Rental terms upon request.

ENERGY PERFORMANCE CERTIFICATE

Details upon request.

LEGAL FEES

The purchaser will be liable for the Vendors reasonable legal fees incurred in the purchase.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain and Partners, contact:

James E F Pain
Tel: 07841 871710
Email: james.pain@frewpain.co.uk

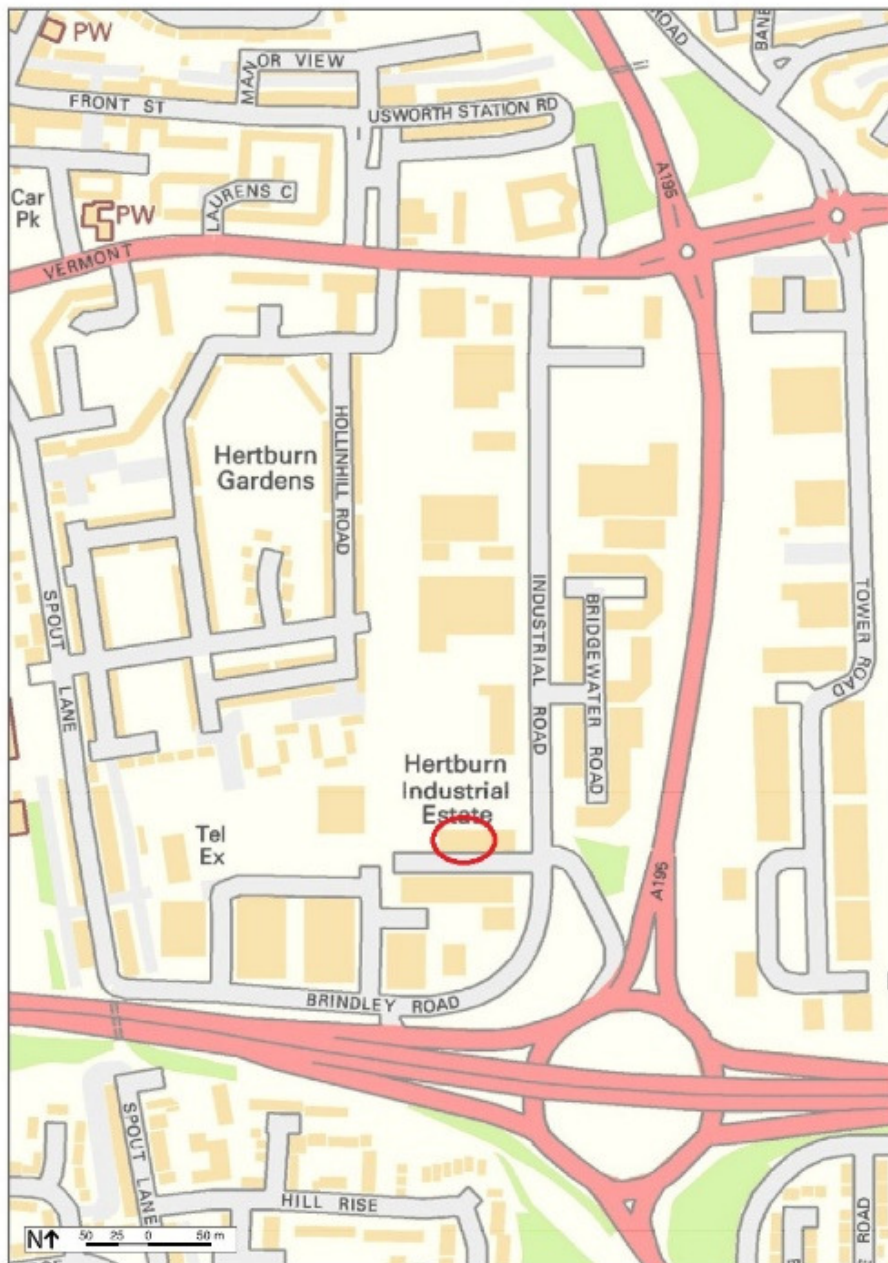
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Map Information

Scale
 Date: 22/08/15
 Reference
 Order No: 1556013

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