

to let



The industrial property specialists



UNIT 1, 3 & 4, PENSRAW WAY, PORTOBELLO INDUSTRIAL ESTATE, BIRTLEY, CO. DURHAM, DH3 2SA

- WAREHOUSE UNITS WITH YARD SPACE
- GIA : 524 M² (5,636 SQ FT) TO 1,728 M² (18,593 SQ FT)
- AVAILABLE IN PART OR WHOLE
- EXCELLENT LOCATION CLOSE TO A1(M)
- EAVES HEIGHT 4.8M

LOCATION

The premises are located on Penshaw Way, close to its junction with Portobello Road, which provides easy access to the A1 (M) North and South and the A1231 Sunderland Highway.

Portobello is an established industrial estate situated between Washington and Birtley with access to local amenities and services in both areas.

The exact location is shown on the attached plan.

DESCRIPTION

The building is of brick and concrete frame construction with a pitched, insulated roof and solid concrete floors throughout. Vehicular access security is automatic roller shutter doors coupled with a personnel access. A selection of office accommodation and welfare facilities are also available.

Externally, there is a car parking and a compound area to the rear.

ACCOMMODATION

The Gross Internal Areas are as follows:

Unit 1	690m ²
Unit 3 & 4	1,043m ²
TOTAL	1,733 m² (18,654 sq ft)

SERVICES

All mains services with the exception of gas are connected.

All interested parties should satisfy themselves in respect of these services.

RATEABLE VALUE

From verbal discussions with the Local Rating Authority it is understood that the premises will need to be reassessed upon occupation.

(Interested parties should contact the Local Rating Authority to clarify these figures).

LEASE TERMS

The premises are available on a new Full Repairing & Insuring lease for a minimum term of three years.

RENT

Upon application

SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of common areas (full details upon request).

EPC

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

VAT

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

VIEWING

By prior appointment with Frew Pain & Partners, contact:

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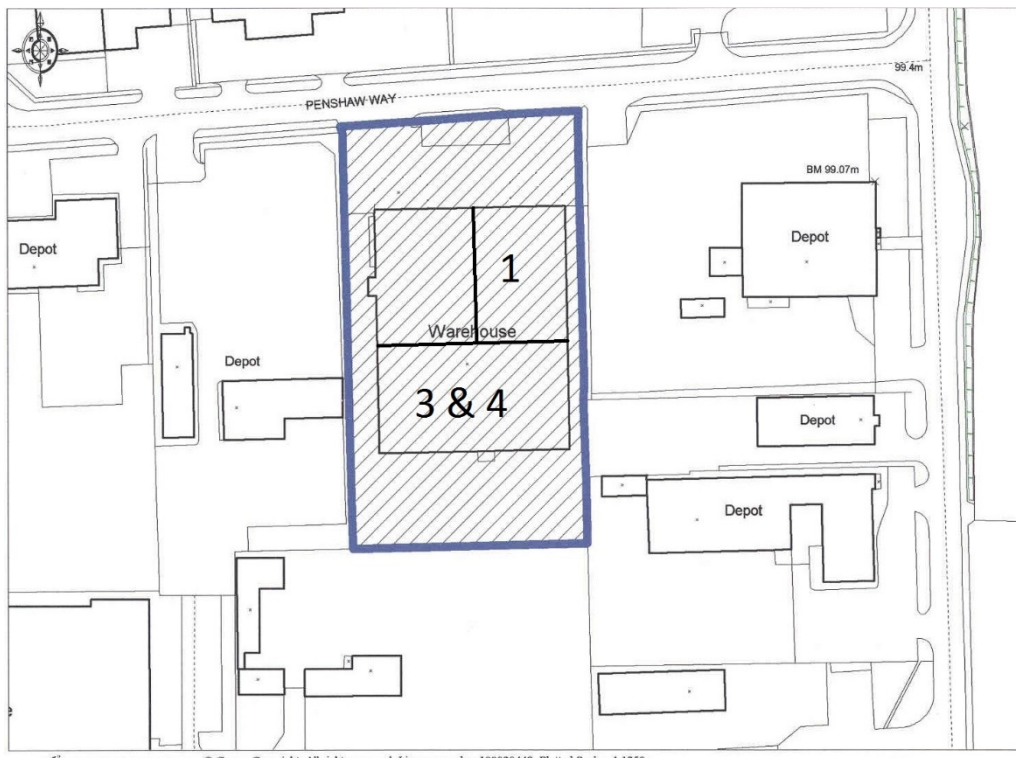


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