

to let



The industrial property specialists

On the instructions of



UNIT 20
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 : 579.70M² (6,240 SQ FT)**
- **INCENTIVES AVAILABLE SUBJECT TO LEASE TERM AND COVENANT**
- **NEW FRI LEASE AT A RENT OF £26,520 PA**

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



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

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.

The exact location is shown on the attached plan.

DESCRIPTION

Whitworth Road Industrial Estate comprises a selection of 22 single storey industrial unit.

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

The unit is constructed of portal steel 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.

The rear workshop offers strip lighting, concrete floors and an effective eaves height of 3.8m.

Vehicular access to the unit is via a single full height automatic steel security roller shutter (3.4m x 3.3m).

ACCOMMODATION

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

Offices	71.19 m ²
Warehouse	508.51 m ²
TOTAL	579.70 m² (6,240 sq ft)

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 re-assessed upon occupation as they are linked under a joint assessment with Unit 19.

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

TENURE

The accommodation is available on 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

£26,520 p.a.

Incentives may be available subject covenant and lease term.

A 3 month rent deposit may be required, subject to covenant.

ENERGY PERFORMANCE CERTIFICATE

D-93.

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

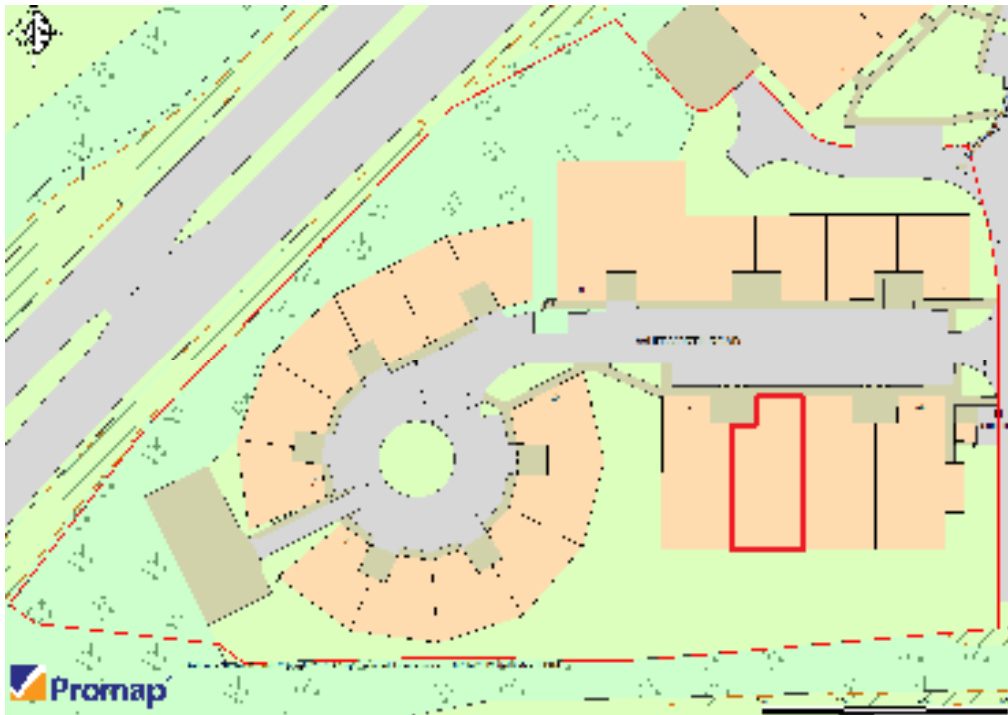
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Map Information
 Scale 1:4750 Whitworth Road, Armstrong Industrial Estate, Washington, NE27 1PP
 Date 26/03/19
 Reference
 Order No. 154447



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Energy Performance Certificate

Non-Domestic Building

Unit 20
Whitworth Road
Armstrong Industrial Estate
WASHINGTON
NE37 1PP

Certificate Reference Number:
9920-2912-0344-8900-3094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 93 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	574
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	57.42
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
78	If typical of the existing stock