

## TO LET

Unit 14 & Unit 16 Jubilee Industrial Estate,  
Ashington, NE63 8UB



### Industrial/Warehouse Units 792ft<sup>2</sup> (73.629 m<sup>2</sup>)

- Estate Parking
- Popular location
- Excellent Starter Units

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**RICS**



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### Location

The units are located within Jubilee Industrial Estate, which is a well-established industrial location in Ashington lying on the edge of the town centre. The estate has excellent access to the wider Northumberland North East conurbation via the A189 spine road which provides dual carriageway access to both the A19 and A1(M). Newcastle upon Tyne is located approximately 15 miles south with Cramlington approximately 8 miles south. Newcastle International Airport lies 12 miles south.

### Description

The units are located within a terrace of units of steel portal frame construction with block work walls and a metal profile sheet mono pitch roof with a maximum eaves' height of 5.62 meters and a minimum of 3.9 meters. The specification of each unit comprises of a single roller shutter at the front of the property, opening to a space recently refurbished with new LED lights, decoration throughout and a WC. The roller shutter doors measure 3 m x 3.5 m.

### Accommodation

The properties comprise the following Gross Internal Areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Unit 14	73.629	792
Unit 16	73.629	792

### Terms

The units are available to let on a full repairing and insuring lease for a term of years to be agreed.

### Rent

The rent for each unit is £8,000 per annum exclusive.

### Utilities

We understand the units are connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

### Rateable Value

The VOA indicates that the properties have a rateable value (from April 2023) as follows:

	RV
Unit 14	£4,300
Unit 16	£4,400

### EPC

The current rating is B (45).

### Legal Costs

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

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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