



Modern Refurbished Industrial Unit

5,060 Sq Ft (470 Sq M)

- Excellent Location
- Ample Parking
- Good Links to Newcastle City Centre

For further information please contact:

Tobi Morrison

E: tobi.morrison@naylorsgavinblack.co.uk

DD: 07734229958

Matthew Wainwright

E: matthew.wainwright@naylorsgavinblack.co.uk

DD: 07802 447340

Second Floor

One Strawberry Lane

Newcastle upon Tyne

NE1 4BX

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

TO LET

Unit 7, Armstrong Road, Washington,
NE37 1PR

Location

The property is located on Armstrong Road within the established Armstrong Industrial Estate, situated just off the A195 close to its junction with the A182. The estate benefits from excellent transport links, with the A1(M) accessible approximately 3 miles to the west and the A19 around 4 miles to the east. Washington Town Centre is located approximately 2 miles to the south, while Newcastle City Centre lies approximately 8 miles to the north.

Description

The property is brick work construction with cladding above. The unit contains a roller door measuring 3.5m (wide) x 3.5m (high). Minimum eaves height extends to 3.8m to the haunch and 4.3m at the apex.

The unit benefits from LED lighting, concrete floor and gas blow heaters. It also contains a reception area and male / female W.C's. Externally the unit benefits from ample estate parking.

Services

The unit is provided with mains supplies of services including three phase electricity supply.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Unit 7	5,060	470

Terms

The unit is available on a new FRI lease for a term of years to be agreed.

Rent

£25,000 Per Annum Exclusive

EPC

E (121).

Rateable Value

Contact Agent for information.

Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT where chargeable.

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.



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