

TO LET

Unit 17 Jubilee Industrial Estate, Ashington,
NE63 8UB



Industrial/Warehouse Unit

792ft² (73.629 m²)

- Estate Parking
- Popular location
- Excellent Starter Unit

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RICS



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Location

The unit is 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 unit is 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 the 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 property comprise the following Gross Internal Areas:

	M ²	Ft ²
Unit 17	73.629	792

Terms

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

Rent

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

Utilities

We understand the unit is 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 property has a rateable value (from April 2023) as follows:

	RV
Unit 17	£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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