



Refurbished Trade Unit

6,018 ft² (559.09 m²)

- Recently refurbished trade counter/workshop development
- Prominent location facing the B1334 Newbiggin Road
- Popular estate for trade uses including Howdens, Screwfix and B&M Homestore
- Internal clear height 3.0m rising to 5.0m
- LED lighting
- Secure service yard with extensive car parking
- New insulated sectional loading doors

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TO LET

Unit 2 Hedley Trade Park,
North Seaton Industrial Estate, Ashington,
NE63 0YA

Location

The North Seaton Industrial Estate lies to the south-east of Ashington town centre and within 1 mile of the A189 spine road.

Newcastle lies approximately 15 miles to the south and the A1/A19 trunk roads approximately 8 miles.

Description

This recently refurbished former factory has been subdivided to provide a series of small units ideally suited to trade counter uses because of their prominence, but equally suitable to more traditional workshop and storage uses. Already, Howdens have been attracted to the scheme and Screwfix are located nearby along with B&M Homestore.

The units are of traditional steel portal frame construction with brickwork/blockwork walls, which have recently been over-clad in profile steel sheeting to the external elevations, all under a double pitched roof of insulated corrugated asbestos cement sheet covering.

Internally the units have concrete floors throughout and a clear height of 3.0m to the haunch and 5.0m to the apex.

Externally there is also a secure fenced yard around the block, which also provides vehicle access. Each unit has a manually operated insulated sectional loading door each 4.0m wide x 3.0m high.

Services

The units benefit from individual water supplies and sub-metered 3 phase electricity supplies.

Lighting throughout is by way of LED fittings.

Accommodation

The property has been measured on a gross internal basis and provides the following areas:

Unit	M ²	Ft ²
2	559.09	6,018

Rent

Unit	Rental per annum
2	£39,500 exclusive

Business Rates

The current Rateable Value is £23,000 (April 2023).

EPC

The current EPC rating is C (56).

Terms

The units are offered to let by way of new fully repairing and insuring leases on terms to be agreed.

Legal Costs

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

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VAT

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



