

## TO LET

39 Sedling Road, Wear Industrial Estate,  
Washington, Tyne And Wear, NE38 9BZ



## Planned External Refurbishment Works

2,941 Sq Ft (273.22 Sq M)

- Well located estate
- Available now
- Excellent location close to regional motorway network

For further information please contact:

Duncan Christie  
E: [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)  
DD: 07841764765

Tobi Morrison  
E: [tobi.morrison@naylorsgavinblack.co.uk](mailto:tobi.morrison@naylorsgavinblack.co.uk)  
DD: 07734229958

Second Floor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET

39 Sedling Road, Wear Industrial Estate,  
Washington, Tyne And Wear, NE38 9BZ

### Location

Sedling Road is located within a larger industrial estate which is located on the outskirts of Washington Town Centre. The estate enjoys excellent transport links being just a short drive from the A1(M) and A19 which both provide access to the wider Tyneside conurbation to the north and south.

### Description

The property is an end of terrace warehouse/workshop unit of steel portal frame construction with brick work elevations and felt covered flat roof. Internally the warehouse area has concrete flooring and LED lighting. Warehouse access is provided by an electrically operated roller shutter door measuring 3.22m wide by 3.52m high. Minimum eaves height in the warehouse space is 3.91m to the cross beams rising to 4.36m at the roof sheeting. The property contains an office space along with amenity and WCs.

Parking is available at the front of the unit and within the car park to the rear.

The landlord intends to refurbish the external parts of the property. Further details of this can be provided upon request.

### Accommodation

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

|                                  | Sq Ft | Sq M   |
|----------------------------------|-------|--------|
| Ground Floor Warehouse & Amenity | 2,941 | 273.22 |

### Terms

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

### Rent

£16,950 per annum exclusive.

### Service Charge

A service charge is payable for estate upkeep. Further details available upon request.

### EPC

The current rating is E 116.

### Rateable Value

The current rateable value is £11,750 (April 2023 List).

### Legal Costs

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

### 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.

### Anti-Money Laundering

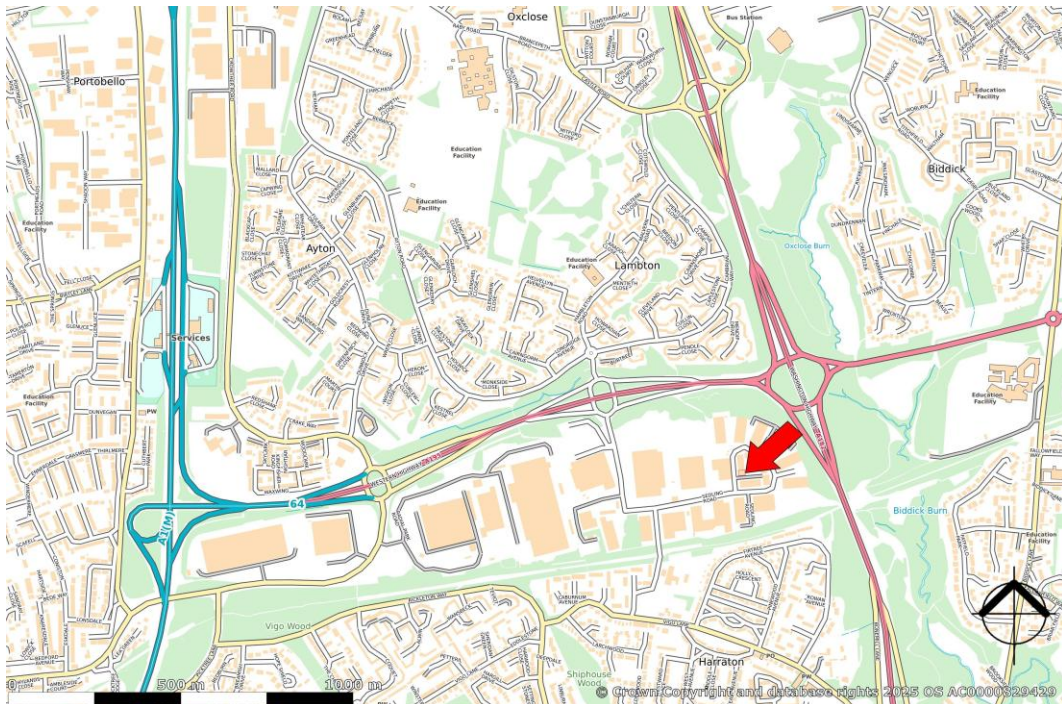
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





## TO LET

39 Sedling Road, Wear Industrial Estate,  
 Washington, Tyne And Wear, NE38 9BZ



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order