

To Let



12 Tower Road

Washington, Tyne & Wear, NE37 2SH

 **naylors**

To Let

Industrial /Workshop Unit

5,765 Sq Ft (535.57 Sq M)

- Estate parking
- Well established location
- New FRI lease available



Location

The unit is ideally situated between the A1(M) and A19 providing easy access to the Northeast Region. Newcastle, Sunderland and Durham are within 15 minutes' drive time and Teesside is within 20 minutes. Glover Industrial Estate is located off the A195 Northumberland Way close to the A1231 Sunderland Highway giving direct dual carriageway access to both A1(M) and A19.

Description

The unit is located at the end of terraced units of steel portal frame construction with block work walls and a metal profile sheet mono pitch roof with a maximum eaves' height of 6 meters and a minimum of 4 meters. The specification of the unit comprises of a single roller shutter at the front left of the property, opening to a space furnished with new LED lights, warehouse space, office space and a mezzanine. The roller shutter doors measure 3.8 x 3.8 m.

Services

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

Accommodation

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

Office	985.38 sq ft	(91.54 sq m)
Mezzanine	705 sq ft	(65.49 sq m)
Warehouse	4,075.2 sq ft	(378.59 sq m)
TOTAL	5,765 sq ft	(535.57 sq m)

Terms

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

Rent

£40,000 per annum.

EPC

The current rating is a D.

Rateable Value

The VOA indicates that the property has a rateable value (from April 2023) of £26,750.

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 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).





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