

To Let



Unit 17 Jubilee Industrial Estate

Ashington, NE63 8UB

 **naylors**

To Let

Industrial/Warehouse Unit

792 Sq Ft (73.629 Sq M)

- Estate parking
- Popular location
- Excellent starter unit

Location

The units are 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 units are 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 each 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 properties comprise the following Gross Internal Areas:

Unit 17:	792 sqft	(73.629 sq m)
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Terms

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

Rent

£8,000 per annum exclusive.

Utilities

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

Rateable Value

The VOA indicates the property has a Rateable Value (April 2023) of £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.

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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