

To Let



Unit 2 Hedley Trade Park

North Seaton Industrial Estate, Ashington, NE63 0YA

 **naylors**

To Let

Refurbished Trade Unit

6,018 Sq Ft (559.09 Sq M)

- 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

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

- Recently refurbished.
- Traditional steel portal frame construction with brickwork/blockwork walls overlaid in profile steel sheeting to external elevations.
- Double pitched roof of insulated corrugated asbestos cement sheet covering.
- Concrete floors throughout and a clear height of 3.0m to the haunch and 5.0m to the apex.
- Secure fenced yard providing vehicular access.
- Manually operated insulated sectional loading door measuring 4.9m x 3.0m.

Services

The unit benefits from individual water supply and sub-metered 3 phase electricity supplies.

Accommodation

The property has been measured on a Gross Internal Area basis and provides the following areas:

Unit 2: **6,018 sqft** (559.09 sq m)

Terms

The unit is offered to let by way of new fully repairing and insuring lease on terms to be agreed.

Rent

£39,500 per annum exclusive.

EPC

The current rating is C (56).

Rateable Value

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

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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For further information please contact:

Duncan Christie
T: 07841 764 765
E: duncanchristie@naylor.co.uk

Tobi Morrison
T: 07734 229 958
E: tobimorrison@naylor.co.uk



Naylor
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor.co.uk