

To Let



39 Sedling Road, Wear Industrial Estate

Washington, Tyne & Wear, NE38 9BZ

 **naylors**

To Let

Planned Eternal Refurbishment Works

2,941 Sq Ft (273.22 Sq M)

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

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 (6th Edition) and comprises the following areas:

Ground Floor Warehouse & Amenity	2,941 sqft	(273.22 sq m)
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Terms

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

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.

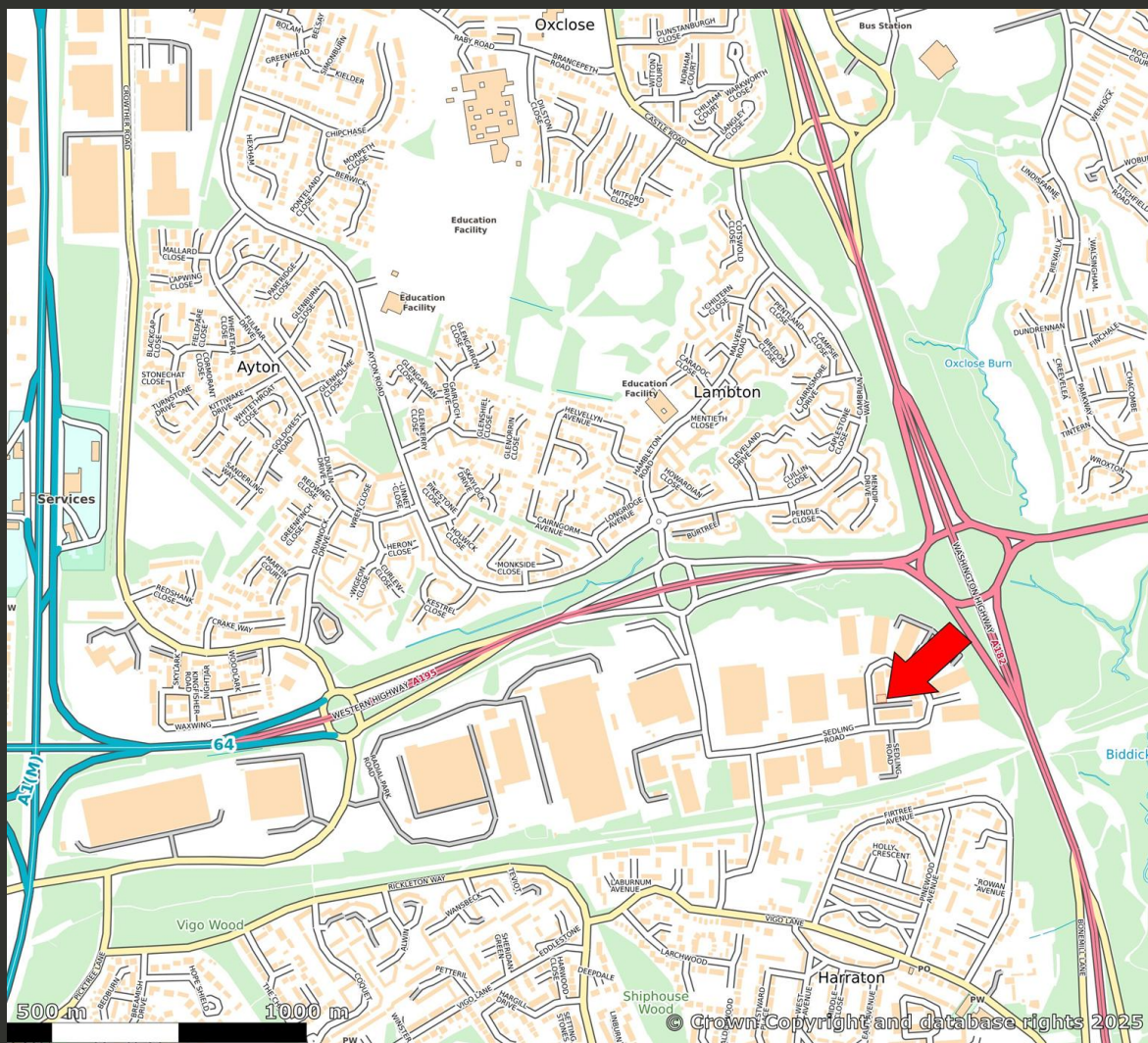
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors 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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