

**To Let**



## **Industrial / Warehouse Facility**

Unit 27, Elswick Road, Armstrong Industrial Estate, Washington NE371LH  
Approximately 1,300 sq m (13,820 sq ft)

**CONNECT** NORTH EAST  
**PROPERTY**  
01642 602001

## DESCRIPTION

The property incorporates the following specification:

- Two Storey Offices
- Welfare Facilities
- Approximately 5M Eaves
- Potential Expansion Land
- Concertina Loading Access

## LOCATION

The property is located on the popular Armstrong Industrial estate, which is home to a number of retailers and trade counter occupiers including Tool Station. The estate is home to a brand new DPD parcel facility.

The estate is located on the eastern side of Washington and provides good access to both the A1 and A19 via the A1231.

## ACCOMMODATION

The units have the following approximate gross internal floor areas:

	Sq m	Sq ft
Workshop	955	10,279
GF Offices	143	1,539
FF Offices	202	2,174
<b>TOTAL</b>	<b>1,300</b>	<b>13,820</b>



## TERMS

The property is available To Let by way of a new full repairing and insuring lease on terms at a rent of £85,000 per annum. Further information is available upon application.

## ENERGY PERFORMANCE CERTIFICATE

Further information is available upon application.

## RATING ASSESSMENT

We understand through verbal enquiries with the Local Rating Authority that the building has a rateable value of £47,750.

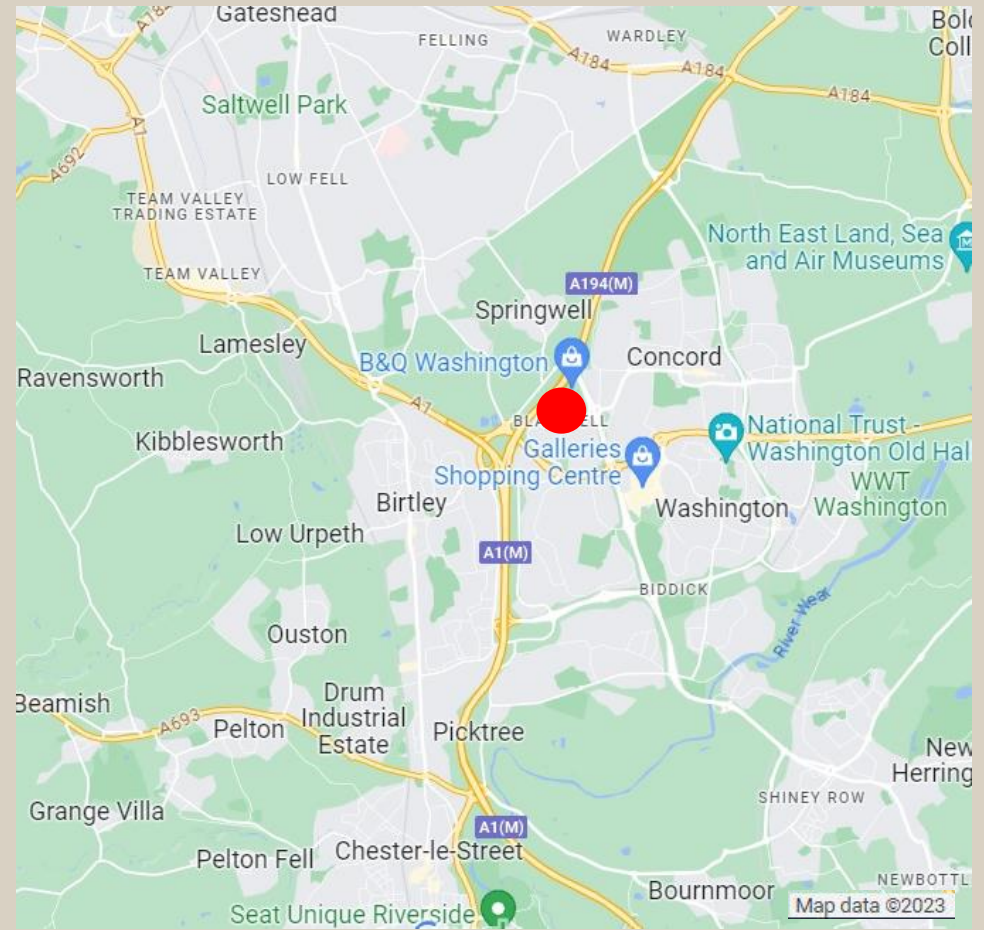
Interested parties are advised to contact the Local Rating Authority to obtain the precise rates payable.

## VIEWING

Strictly through the sole agents Connect Property North East:

**Jonathan Simpson** ddl: 01642 602001

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



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