

# TO LET

Unit 2B, Solingen House, Remscheid Way,  
Jubilee Industrial Est, Ashington, NE63 8UJ



## Factory/Warehouse Unit 886m<sup>2</sup> (9,532 sq.ft)

- Popular and well established estate close to Ashington Town Centre
- Factory / warehouse unit with small office/welfare facility
- Internal clear height: 4.98m
- Electric roller shutter loading doors
- New leases
- Rent £31,000 per annum

## SITUATION

The Jubilee Industrial Estate lies off the A196 Newbiggin Road approximately ½ mile to the south of Ashington Town Centre and within less than 2 miles of the A189 Spine Road.

Newcastle City Centre lies approximately 16 miles to the south of the estate as does the entrance to the Tyne Tunnel.

Please refer to the attached site and location plans for more detailed information.

## DESCRIPTION

Solingen House offers a range of industrial/workshop units each of which is of steel framed construction with brick work and profile steel cladding to the external walls and a flat felted roof. Internally the units have concrete floors throughout and an internal clear height of 4.98m.

The warehouse/industrial space was previously occupied by a single tenant but has blockwork separation walls and individual roller shutter loading doors allowing each unit to be occupied individually.

Unit 2B doesn't currently have toilet facilities but the landlord will add them to satisfy the tenants specific requirements.

Externally there is a roadway/hard standing to the western side of the property providing vehicular access to the main loading doors. There is in addition car parking areas to the south of the block.

## ENERGY PERFORMANCE

The unit has an Energy Performance rating of D94

## SERVICES

The unit will be provided with sub metered supplies of 3 phase electricity fed from an onsite substation.

The landlord will provide ladies, gents and disabled toilet facilities along with a sub-metered water supply.

New LED lighting is being provided throughout.

There is no fixed form of heating to the warehouse area, although electric panel heaters will be installed to the office and WC areas.

## ACCOMMODATION/RENT

The units provide the following gross internal areas:-

Description	m <sup>2</sup>	sq ft	Rent pa
Unit 2B	886	9,532	£31,000

## RATEABLE VALUE

The unit is currently assessed at Rateable Value £21,750

## LEASE TERMS

The units are offered to let by way of new leases for a term of years to be agreed at the rents listed above which are quoted exclusive of rates and VAT.

## VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

## VIEWING

Strictly by appointment through Knight Frank.

Particulars – Updated March 2022  
Images - November 2017

For further details please contact:



**MARK PROUDLOCK**  
0191 5945019 or 07766 968891  
[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

**SIMON HAGGIE**  
0191 5945009 or 07798 570603  
[Simon.haggie@knightfrank.com](mailto:Simon.haggie@knightfrank.com)

**Subject to Contract**

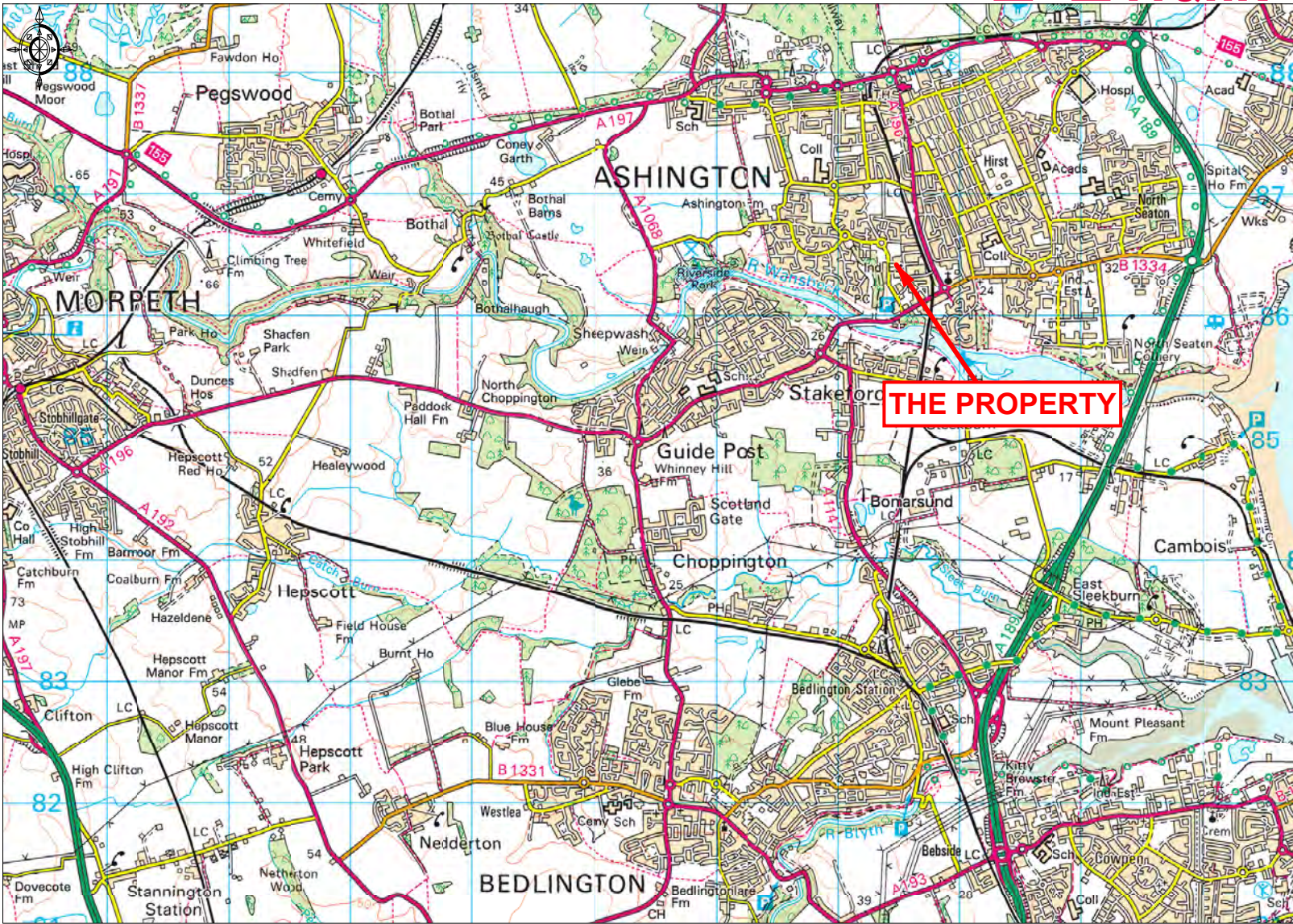


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Solingen House  
Jubilee Industrial Estate  
Ashington



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Solingen House - map

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