

# TO LET

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

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## Factory/Warehouse Unit 2,619m<sup>2</sup> (28,194 sq.ft)

- Popular and well established estate close to Ashington Town Centre
- Former Engineering factory / warehouse premises
- Internal clear height: 4.8m
- Single storey offices + storage
- 2 No. Electric roller shutter loading doors
- New lease
- Rent £49,500 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

Unit 8 Solingen House comprises a clear span barrel roofed concrete and steel portal factory unit with brick work and profile steel cladding to the external walls and a northlight roof of concrete panels supporting a felted covering.

Internally there are asphalt finished concrete floors throughout and an internal clear height of 4.8m.

To the side of the factory area is a single storey block which provides a range office & welfare accommodation together with ancillary storage. The block offers a range of private and open plan offices some of which have recently been refurbished with suspended ceilings with the remainder being more basic in nature. There are ladies & gents WCs together with a kitchen/canteen area.

Externally the unit is served by service yards/roads on 2 sides and benefits from 2 No. electrically operated roller shutter loading doors.

## ENERGY PERFORMANCE

Unit 8 has an Energy Performance rating of D99.

## RATEABLE VALUE

Unit 8 has a Rateable Value of £52,000 and the current rates payable are £26,000

## SERVICES

The unit has access to a substantial 3 phase electricity supply fed from an onsite substation.

Lighting throughout the unit is predominately by way of low bay halide lights to the factory areas with fluorescent fittings to the offices and WC's.

There is a fully operational fire alarm but no fixed form of heating.

## ACCOMMODATION

The unit provides the following gross internal areas:-

Description	m <sup>2</sup>	Sq.ft
Front offices/WCs/stores	292	3,146
Factory/Warehouse	2,080	22,394
Rear Offices & Stores	247	2,654
<b>Total</b>	<b>2,619</b>	<b>28,194</b>

## LEASE TERMS

The unit is offered to let by way of new lease for a term of years to be agreed at a rent of £49,500 per annum exclusive of business 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.

For further details please contact:



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**Subject to Contract**

Particulars & Images - February 2024

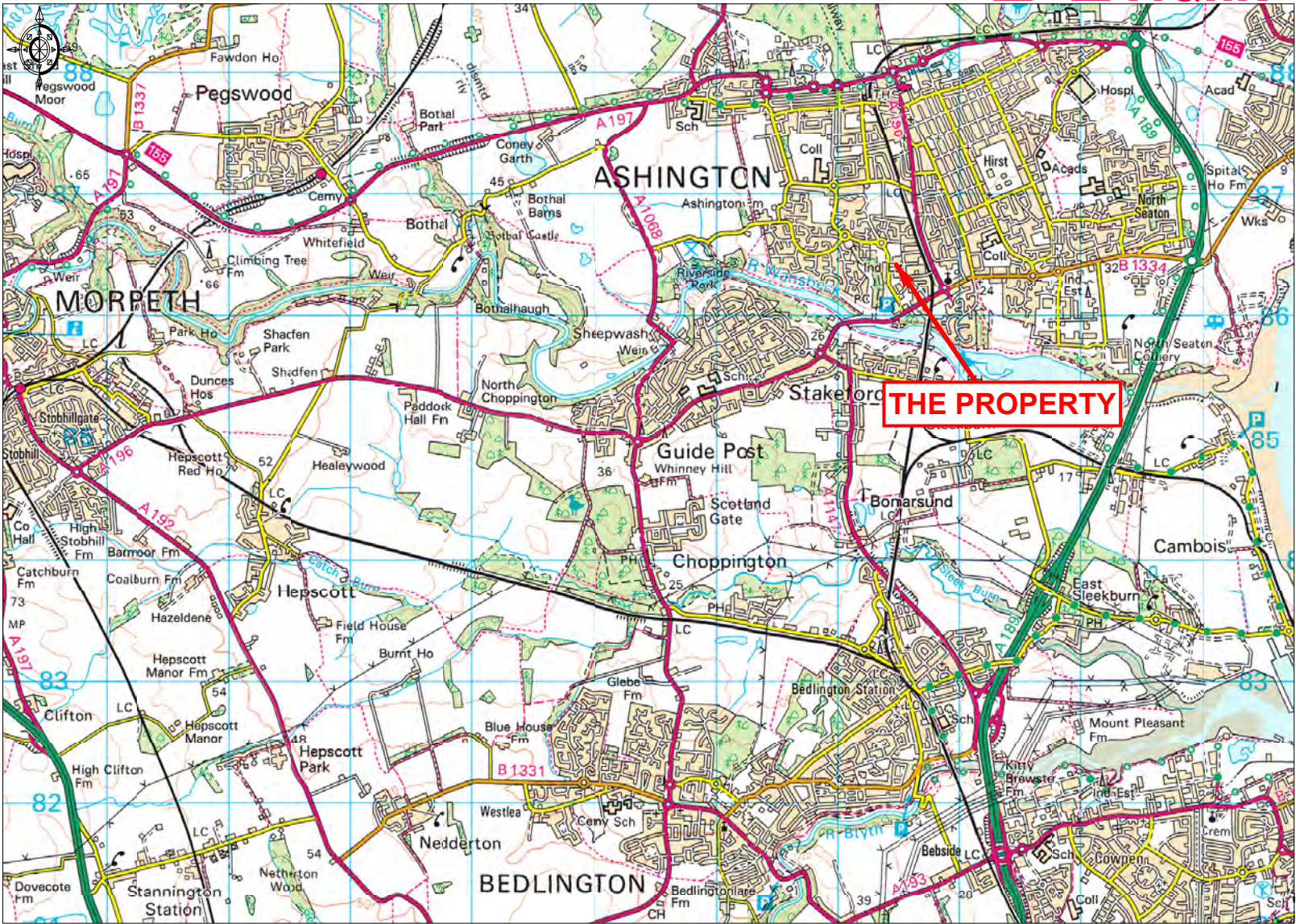


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Solingen House  
Jubilee Industrial Estate  
Ashington



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Solingen House - map

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