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To Let **Fergusons Business Park, West** **Sleekburn, Northumberland, NE22 7DD**

- Detached warehouse/factory unit 648 m² (6,971 sq.ft)
- Simple clear span building
- Minimal office & welfare space
- Security controlled estate
- Development land up to 4 Ha (10 acres)
- Rents from £24,000 p.a.

0191 221 2211

St Ann's Quay, 118 Quayside, Newcastle upon Tyne, NE1 3BB

Over 200 offices worldwide

Situation

The estate lies adjacent to the A189 Spine Road mid-way between Ashington and Blyth.

Please see the attached location plan for further details.

Description

The estate comprises a series of detached industrial and storage units most of which are of reinforced concrete portal framed construction with brickwork to a dado level above which is profile steel cladding. The roofs are double pitched and of asbestos cement sheet covering incorporating translucent rooflights.

Internally, the units have a clear height of 6 metres and benefit from reinforced concrete floors throughout and some office and toilet space.

Each unit benefits from a roller shutter loading door and in some cases there is concrete hardstanding adjacent to the units.

Compounds & Development Land

There are extensive areas of hardstanding which are suitable for open storage/parking and can be enclosed into compounds with security fencing.

The remainder of the site outside the security fencing is undeveloped and extends to 4 hectares (10 acres) and is available for further development or hardstanding subject to agreeing satisfactory terms.

Services

The site is provided with all mains supplies including a substantial electricity supply. The unit is provided with metered supplies, together with a toilet facility.

Accommodation/Rents

Unit	Size (m ²)	Size (sq.ft.)	Rent pa
1	648	6,971	£24,000

Rating

Unit	Rateable Value	Payable 2018/19
1	£14,500	£6,960

Lease Terms

The units are offered to let on new leases for terms to be agreed.

Energy Performance

The unit has an Energy Performance Asset Rating of D 97

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Please contact this office for a convenient appointment to view or for further information.



Particulars & Image Aug 2018

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Former Arizona Site
West Sleekburn
Northumberland



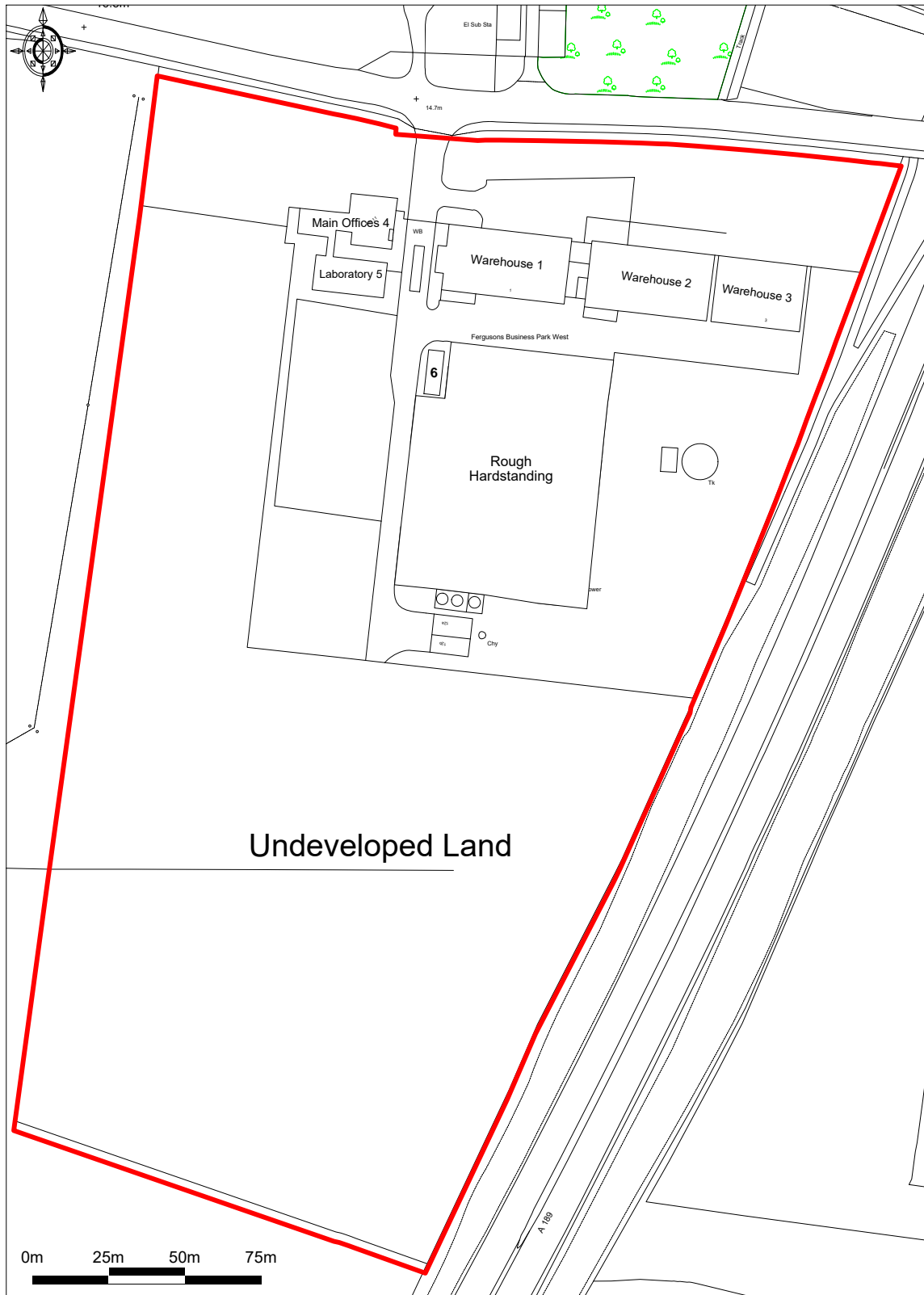
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Arizona - Map

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Fergusons Business Park West West Sleekburn



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Ferguson Business Park West

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