

TO LET

DONKIN ROAD

Armstrong Industrial Estate, Washington, NE37 1PF



Key Highlights

- Warehouse units with office space
- Popular industrial estate with ample parking
- Well-connected close to the A1(M) & A194(M)
- Available as single or combined units
- To be refurbished

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Location

The subject units are located on Donkin Road, within Armstrong Industrial Estate, Washington.

The estate lies approximately 1 mile north west of Washington town centre, and benefits from immediate accessibility onto the A194(M) trunk road. The estate itself comprises a range of warehouse, logistics and trade counter units including occupiers such as B&Q, DPD and Carpetright.

Newcastle upon Tyne is located approximately 5 miles to the north, with Sunderland lying 6 miles to the east. The A1(M) is located south of the estate, with the A19 a short distance to the east.

The Armstrong Industrial Estate is home to a wide range of industrial & logistics occupiers.

Description

The estate comprises 19 single storey industrial units, each providing terraced warehouse accommodation with offices & WC's.

The available units have the following specification:

- Steel frame construction with brick & block walls
- Flat metal decked roofs
- 3.7m clear internal height.
- Automated roller shutter doors.
- Adjoining office accommodation incorporating suspended ceilings, fluorescent tube lighting and carpeted floors.
- Accessible WC facilities and amenities.
- Car parking and loading to the front

Accommodation/ Rent

Unit	sq m	sq ft	Rent
14	281.30	3,027	£15,000
15	280.90	3,023	£15,000
17	278.58	2,998	£15,000

Terms

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

Service Charge

A service charge is payable by upkeep of the communal areas of the estate.

Rateable Value

The units have the current Rateable Values.

Unit	Current RV	RV from 1 April 2023
14-16	£29,750	£31,750
17	£11,000	£11,750

*Units 14-16 will be reassessed if they are let seperately.

Energy Performance Certificate

The current units range from EPC ratings E-C.

A copy of the individual EPCs are available upon request.

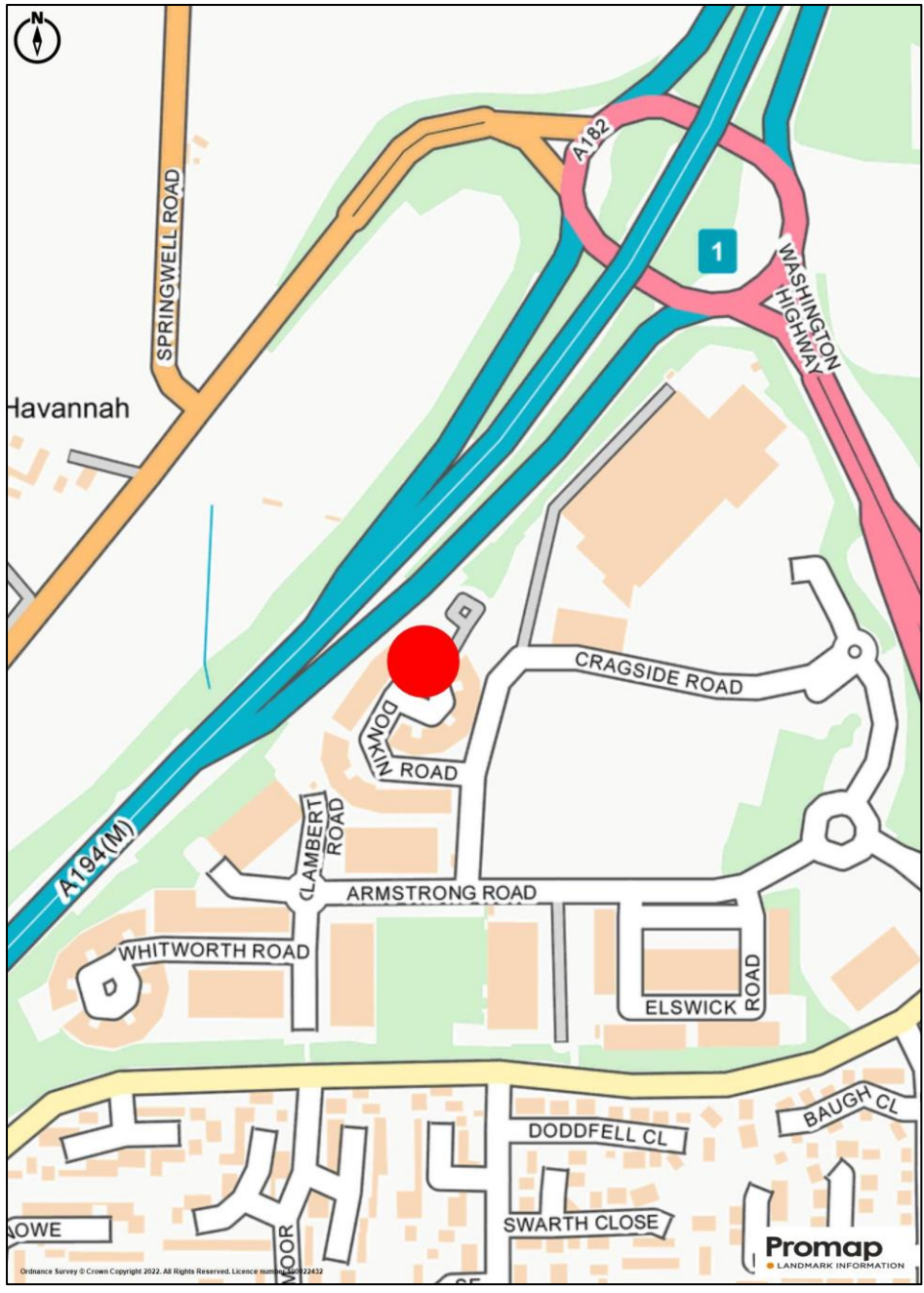
Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

VAT

The figures quoted above are exclusive of VAT.





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