

FREEHOLD INDUSTRIAL FOR SALE

12 CASTLE ISLAND WAY

North Seaton Industrial Estate, Ashington NE63 0XL



*for indicative purposes only

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The Lumen, St James' Blvd
Newcastle upon Tyne NE4 5BZ

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Key Highlights

- Popular and well established estate
- Good location with excellent road connectivity
- Industrial warehouse with adjoining vehicle workshop and office accommodation
- Total site area of 0.45a with 40% site coverage
- Total GIA of 722.0 sq m (7,772 sq ft)
- May be suitable for alternative uses STPP
- Rare Freehold opportunity

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LOCATION

The subject property is located on Castle Island Way within North Seaton Industrial Estate in Ashington, and accessed from Armstrong Way and Boiler Road, providing vehicular access into Ashington and beyond via the A189 regional trunk road.

The property sits less than 2 miles from Ashington town centre and is also within a short distance to neighbouring commercial estate Merchant Court Retail Park, home to occupiers such as Screwfix, B&M and Howdens.

Ashington is located 16 miles north of Newcastle upon Tyne, with access to the town provided via the A1(M) and A189 trunk road.

DESCRIPTION

The premises currently comprises a motor trade site, occupying four buildings within a secure compound yard. The property benefits from a main warehouse with mezzanine level, reception/retail area, offices to the front of the buildings and motor workshop bays to the side.

The warehouse building and motor workshops are of steel frame construction and benefits from 4 x electric roller shutter doors to the front and side. The main warehouse benefits from a minimum internal height of 5.2m rising to 6.6m at the apex.

Externally, the building benefits from a secure concrete yard bound by steel perimeter fencing.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

FLOOR AREA	SQ FT	SQ M
Warehouse	3,028	281.35
Workshops	800	74.34
Mezzanine	722	67.08
Reception/Retail	489	45.43
Offices	2,732	253.80
TOTAL	7,772	722.0

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Sale Price

Offers in excess of £475,000 exclusive of VAT.

Terms

The freehold interest is available by way of private treaty sale.

EPC

To be assessed.

Rateable Value

We understand the Rateable Value to be £22,750 as of 1 April 2023.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal/ professional fees.

CONTACTS

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