



Unit 21-22 Jubilee Industrial Estate, Ashington, Northumberland NE63 8UB

- Two Industrial / Office Units
- Includes Secure Compound
- Sold with Vacant Possession
- Excellent Investment Opportunity
- Floor Area 5,446 sq. ft. (506 sq. m.)
- Suitable for a Variety of Uses
- Within Popular Industrial Estate
- Excellent Transport Links

Price: £325,000 (+VAT) Freehold

COMMERCIAL

Location

The unit is located within Jubilee Industrial Estate an established industrial location in Ashington on the edge of the town centre. The position has great access to the wider Northumberland North East conurbation via the A189 spine road which provides dual carriageway access to both the A19 and A1(M).

Description

The listing consists two industrial units and secure compound, both units are of steel portal frame construction with block work walls and a metal profile sheet pitched roof. Internally unit 21 is open but has been divided into small offices. Unit 22 is open plan industrial with small office.

Floor Area

Area	Sq. m.	Sq. ft.
Unit 21 Jubilee		
Reception	19.61	211.08
Office	20.88	224.75
Office	6.0	64.58
Store	5.81	62.53
W/C	3.0	32.29
W/C	3.98	42.84
Industrial/Office	185.56	1,997.35
Net Internal	244.84	2,635.43
Unit 22 Jubilee		
Industrial	237.27	2,553.95
Entrance	5.16	55.54
Office	11.29	121.52
W/C	7.44	80.08
Net Internal	261.16	2,811.1
Combined Net	506.0	5,446.53

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Price

£325,000 (+ VAT)

EPC Rating

D/D

Viewing

Strictly by appointment through this office.

Rateable Value (21 Jubilee)

The 2024 Rating List entry is Rateable Value £10,250

Rateable Value (22 Jubilee)

The 2024 Rating List entry is Rateable Value £9,200

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

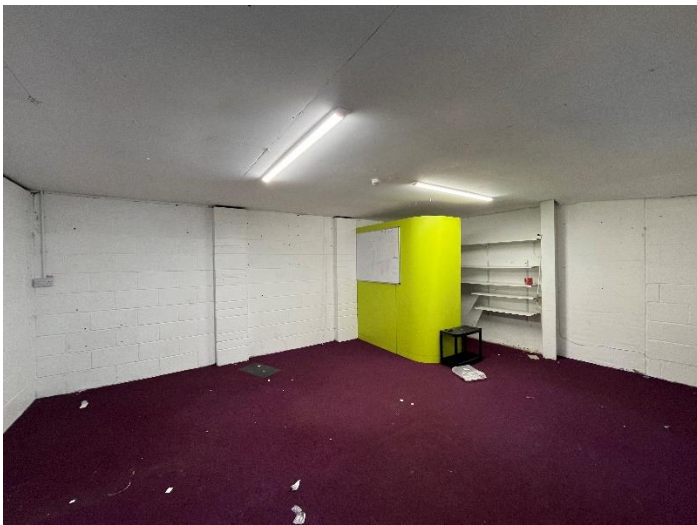
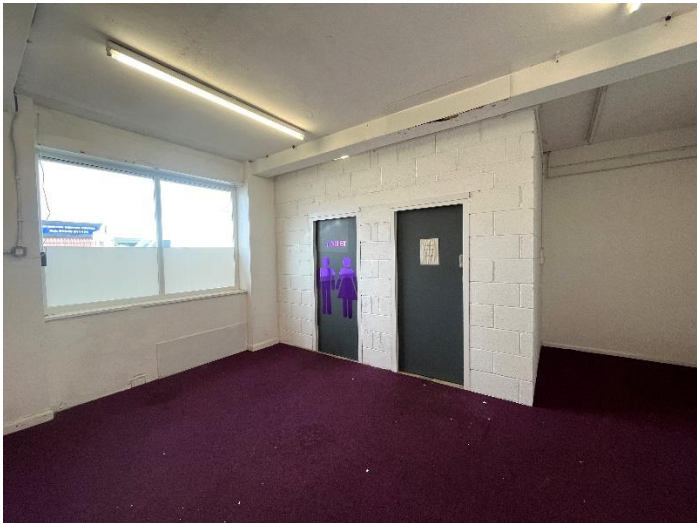
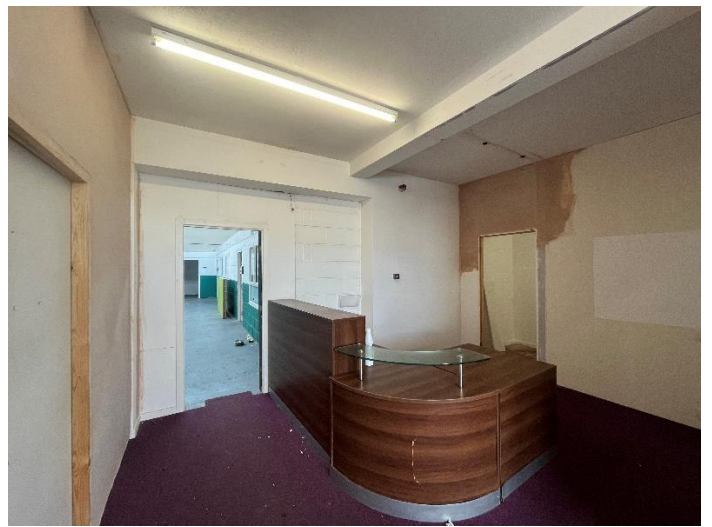
Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I041 (Version 1)

Prepared 08th July 2024

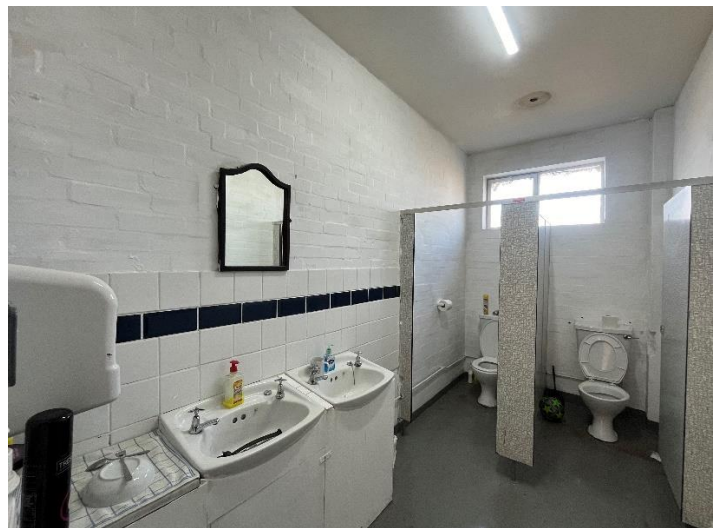
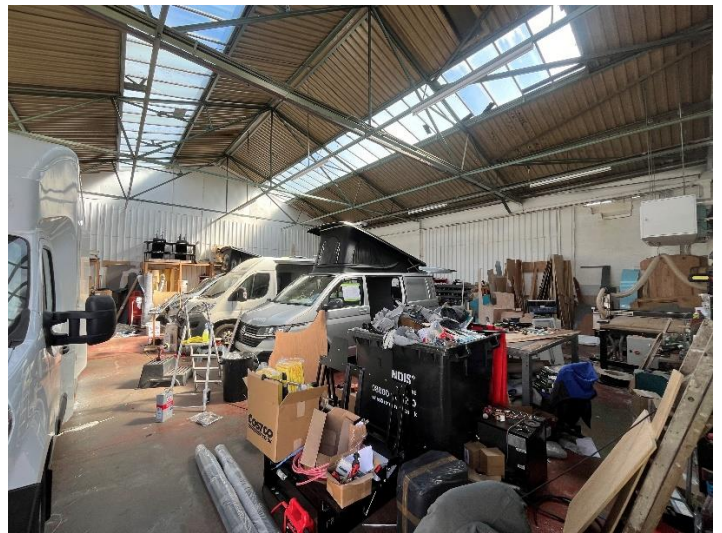
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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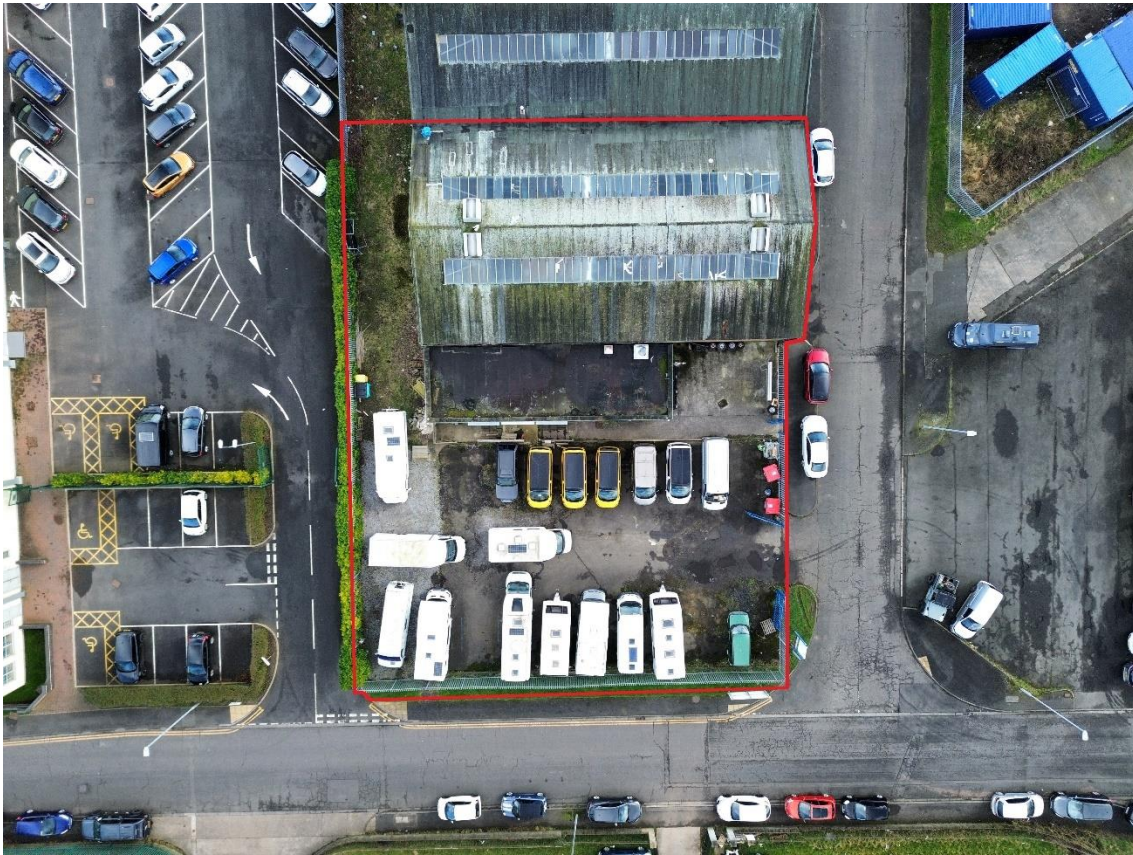
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