



**TO LET**

## **GLOVER INDUSTRIAL ESTATE**

**SPIRE ROAD, WASHINGTON, TYNE & WEAR NE37 3ES**



- **Just off A1231 Sunderland Highway**
- **Good transport links to A1 and A19**
- **Office/reception in larger units**
- **LED lighting**
- **Security fencing with tenant controlled access gates**

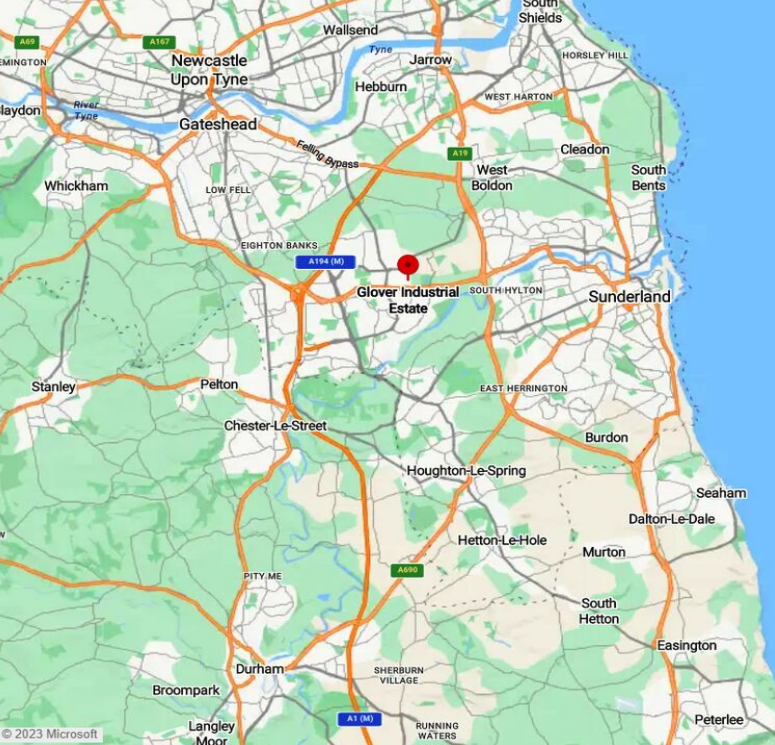
**WORKSHOP / INDUSTRIAL UNITS**  
**550 - 3,160 sq ft (51 - 293 sqm)**



**NORTHERN TRUST**

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## TRAVEL DISTANCE

	Miles	Mins	Transport
A19	2.0	4	Car
A1	3.0	6	Car
Sunderland City Centre	7.0	18	Car
Newcastle City Centre	9.6	16	Car
Durham City Centre	13.3	22	Car

Source: theAA.com

# GLOVER INDUSTRIAL ESTATE

SPIRE ROAD, WASHINGTON, TYNE & WEAR



## LOCATION

Glover Industrial Estate is located off Spire Road which is accessed off the A1231 Sunderland Highway giving direct access to both the A1 and A19 trunk roads.

Nearby occupiers include Screwfix and City Electrical Factors. The units are within close proximity to Peel Retail Park.

## DESCRIPTION

The units are of steel framed construction with brick/blockwork and profiled metal cladding elevations. Each unit can be accessed via an insulated sectional loading door and a separate personnel door. The estate benefits from security fencing with tenant controlled access gates.

## SPECIFICATION

- Office/reception in larger units
- WC and kitchenette facilities
- LED lighting
- 3 Phase electricity supply

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## EPC

Copies of individual certificates are available upon request.

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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