



TO LET – CURRENT BUSINESS NOT AFFECTED

SECURE YARD SPACE WITH MODERN OFFICE ACCOMODATION

HERTZ SITE, INDUSTRIAL ROAD, HERTBURN INDUSTRIAL ESTATE, WASHINGTON, NE37 2SA


Naylors
Commercial Property People

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Location

The property is located within Hertburn Industrial Estate situated approximately 1km (0.6 miles) North of Washington town centre and comprises a mixture of modern and secondary industrial units. The property faces directly onto Industrial Road, close to its intersection with the A195. This in turn links to the A1231 Sunderland Highway, one of the main arterial routes within the area, providing access to major trunk roads the A1(M) and A19.

Description

The site and buildings are currently occupied by Hertz UK Ltd although the full site is not currently utilised. As such 0.5 -0.75 acres of secure compound can be made available along with modern self-contained first floor office accommodation. Hertz current business operation will not be affected.

The first floor offices were refurbished by Hertz upon taking occupation and comprise a modern space with carpeted flooring, suspended ceilings and data trunking. The majority of the lighting is LED and the space is heated by oil fired central heating. The space also contains a kitchen area, store room and modern W.C and shower room. The offices are

accessed from a ground floor lobby via an enclosed stairway. This lobby provides a separate entrance from the ground floor offices occupied by Hertz.

Externally the yard space is secure and bordered by a combination of metal palisade and wooden fencing. The surface is a combination of hardstanding, concrete slab and tarmac. Access is via a gate opening onto Industrial Road. There is also a pedestrian entrance located near the building. The area to be sub-let can be fenced off to the incoming sub tenant's requirements.

Services

The site benefits from water and electricity supplies with heating provided by an oil fired central heating system.

Accommodation Schedule

Area	Acres	Hectares
Yard	0.5-0.75	0.2-0.3
	m ²	ft ²
Offices (GIA)	114.04	1228

Terms

The yard space and offices are available via a sub-letting from Hertz UK Ltd for a term of years to be agreed for a rent of £30,000 per annum.

Rateable Value

Interested parties are advised to make their own enquires with the relevant local authority.

EPC

The site has a current rating of E (110).

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Further Information

For general enquiries and viewing arrangements please speak to or email:

Duncan Christie

duncanchristie@naylors.co.uk

Telephone 0191 211 1564

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