



**TO LET**

**Modern Units, Onsite Parking, 24 Hour Access**

**Merchant Court, Ashington NE63 0YB**

  
**Naylors**  
Commercial Property People

[naylors.co.uk](https://www.naylors.co.uk)

## Location

Located in North Seaton Industrial Estate close to Ashington town centre. Benefits from excellent links to the A189 and A19.

## Description

- Single storey industrial units ranging from 1,600 sq ft to 5,700 sq ft.
- Communal parking facilities.
- Electronic roller access door with separate pedestrian access.
- Internal WC.
- 24 Hour access.
- Maintained and landscaped grounds.
- Flexible terms available.

## Accommodation Schedule

Unit	Size	
10	288.6 sq m	3,106 sq ft

## Rent

Unit	Rent per annum	Rateable Value
10	£17,083 + VAT	TBC

## Lease

By way of internal repairing lease. Flexible terms available.

## Maintenance Charge

Maintenance charge payable on all units + VAT  
Unit 10 - TBC

## EPC

A copy of the EPC is available on request.

## Rating

Rateable value payable depends on threshold, please contact your local council.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which is applicable.

## Further Information

For general enquiries and viewing arrangements please contact Duncan Christie on 0191 2327030 or email [duncanchristie@naylor.co.uk](mailto:duncanchristie@naylor.co.uk)

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