

TO LET

Modern Warehouse/Office Premises

Unit 4 Wansbeck Business Park
Ashington
Northumberland
NE63 8QW



Situation

The property is situated within Wansbeck Business Park, Ashington, one of the most recent developments in Northumberland in the past five years. Wansbeck Business Park is located approximately 0.25 miles from Ashington and 6.5 miles from Morpeth on the A197, which provides easy access to the A189 and A1.

Description

The property is of steel portal frame and blockwork construction with profile sheet roof. There is a shared secure, gated rear yard and parking to the front of the premises. The unit contains ground and mezzanine level office accommodation. The office space is carpeted and benefits from suspended ceilings and fluorescent tube lighting along with kitchen facilities and male, female and disabled W.C's. There is also a substantial reception area while the ground and mezzanine offices benefiting from gas central heating.

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Retail
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Description Continued...

The warehouse space benefits from concrete flooring, two gas blow heaters and a mix of high bay sodium and florescent tube lighting. An electric roller shutter door is located in the unit, measuring 3.59m (wide) x 4.49m (high). Minimum eaves height is 4.70m to the haunch.

Accommodation

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

	Ft ²	M ²
Ground Floor	5156	479
Mezzanine Offices	1310	121.70
Total	6466	600.70

Terms

A new FRI lease is available for a term to be agreed subject to periodic rents reviews. The tenant will be responsible for all repairs and property insurance.

Rent

£38,500 per annum exclusive.

Legal Costs

Each party to bear their own legal costs.

Rating Assessment

The Valuation Office Agency describes the building as Factory and Premises. Rateable Value (2017) £27,750

EPC

The property has a rating of D(90)

Services

We understand that all mains services are connected to the property, none of which have been tested or warranted. Interested tenants are advised to make their own enquiries in this respect.

VAT

All prices are exclusive of VAT where chargeable.

Further Information

Contact Duncan Christie on 0191 232 7030 or email:

duncanchristie@naylors.co.uk



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