



To Let

Units 15 Brindley Road, Hertburn Industrial Estate, Washington NE37 2SF

- Semidetached industrial unit
- New LED Lighting
- Unit 15 has cranes (10T & 2T) and secure compound
- Excellent location close to A1(M), A19 and A1231

SUBJECT TO CONTRACT

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Location

Popular location close to the A1(M), Washington is situated approximately 6 miles south east of Newcastle upon Tyne, 4 miles west of Sunderland and 13 miles north east of Durham City. Brindley Road forms part of the Hertburn Industrial Estate, located in central Washington and accessed via the A1231 Sunderland Highway, providing easy access to the A1 and the A19.

Description

Unit 15 Brindley Road is an industrial building of steel framed construction with brick/block walls surmounted by metal profile sheeting under a shallow pitched metal decked roof supporting a felt covering.

The workshop area has an internal clear height of 5.6 m. Access is by way of a roller shutter from the estate road with a secure gate shared with the adjoining unit 16. The unit has ground floor offices to the western gable end and a mezzanine floor above.

The unit has a secure dedicated compound to the south and two travelling cranes of 10T and 2T.



Accommodation

	M ²	Ft ²
Unit 15	755.65	8,135
Unit 15 Mezzanine	92.70	998
Total GIA	848.35	9,133

Terms

Available by way of new full repairing and insuring leases for a term to be agreed. Consideration will be given to a freehold sale. Price on application.

Rent

Available by way of a new FRI lease for a term of years to be agreed at a rent of £45,000 per annum

Business Rates

Units 15 and 16 are currently assessed as one building so they need to be reassessed individually.

Energy Performance Certificate (EPC)

EPC D(87) valid until 15th August 2034

Services

We understand that the property is connected to all mains services. All interested parties must however make their own investigations into service provisions.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate: -

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