

FOR SALE

Unit One Crowther Industrial Estate, Washington NE38 0AQ

savills



RARE **174,573 SQ FT** FREEHOLD INDUSTRIAL FACILITY

Unit One

Crowther Industrial Estate

Description

The property comprises large manufacturing facility, the original part of the factory was constructed in the 1980's with a more modern extension added in 1997. Internally the property is split into production and warehouse areas with two story offices provided to the front elevation.

The property is of steel framed construction with the original building having a felt/bitumen roof with the newer extension being an insulated profile metal roof, gas heating and LED lighting.



Warehouse

The minimum eaves heights range from 5m in the production area to 9m in the warehouse.

The site also benefits from a circa 2MVA power supply from the 2 on site sub stations.

Externally access is provided by 4 loading doors.

A large car park with 85 spaces is located at the front of the unit.



2MVA Power Supply



Minimum Eaves Height Production Area



Minimum Eaves Height Warehouse



Externally Access via x4 Loading Doors



Steel Frame Construction

Unit One

Crowther
Industrial
Estate

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (2018) to provide the following Gross Internal Areas:

Element	Size (sq ft)
Warehouse	18,952
Manufacturing	141,746
Offices	13,875
Total	174,573



Manufacturing area



Unit One Crowther Industrial Estate

Tenure

Freehold.

Price

£5,000,000
(Five Millions Pounds) ex.

Rateable Value

We understand the premises have a current Rateable Value of £312,500. Any enquiries are to be made directly to the Local Authority.

Legal Costs

Each party is to be responsible for their own costs incurred in the transaction.



Energy Performance Certificate (EPC)

Available on request.

VAT

All rents, premiums and purchase prices are quoted exclusive of VAT.

Anti Money Laundering

A successful bidder will be required to satisfy all AML requirements and provide satisfactory identification documentation for counterparty checks upon agreement of heads of terms.

Unit One Crowther Industrial Estate



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Creative Streak Design REF: CSD/2290