FORSALE

Unit One Crowther Industrial Estate, Washington NE38 0AQ



RARE 174,573 SQ FT FREEHOLD INDUSTRIAL FACILITY



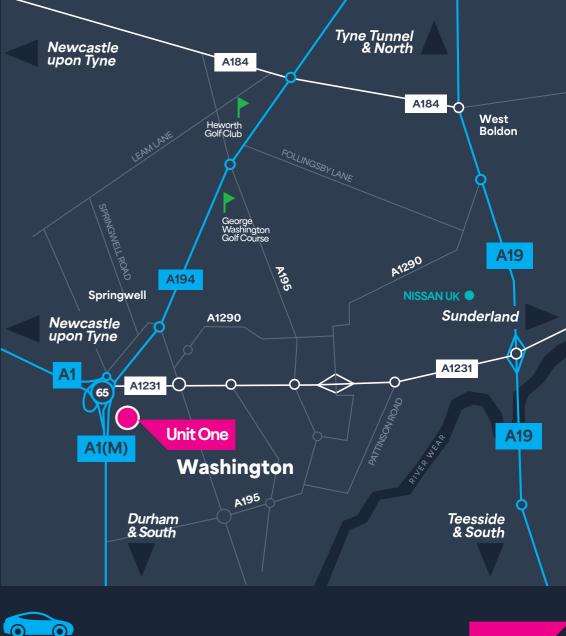






Location

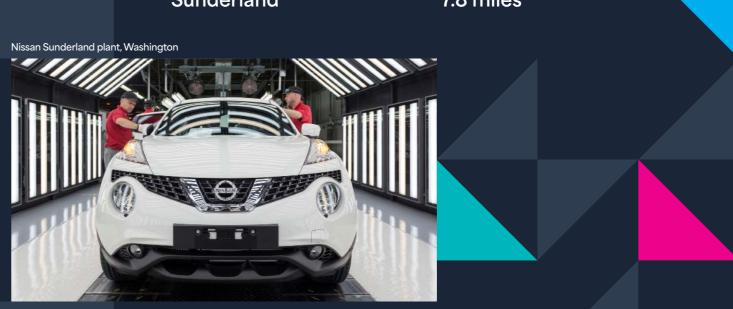
The subject property is located on Crowther Industrial Estate in Washington, a well-established and popular location with manufacturing, engineering and warehousing occupiers. Crowther Industrial estate is centrally located with good access to the region's main road network, including the A1(M), A194(M) and the A19.



Newcastle upon Tyne Newcastle Int. Airport Port of Tyne Sunderland

Washington is one of the prime industrial locations in the North East.

Washington is home to the Nissan Sunderland Plant which employs over 6,000 people and thousands more in the local supply chain.



7.5 miles 15 miles 8 miles 7.8 miles

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.







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.



Minimum



Eaves Height Production Area

Minimum Eaves Height



Externally Access via x4 **Loading Doors**



Power Supply



Steel Frame

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







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.







IMPORTANT NOTICE

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