



3-4 Freeman Way, Ashington NE63 0YB

**TO LET**

Retail Warehouse

**9,926 Sq Ft  
(922 Sq M)**

## DESCRIPTION

A detached unit of steel frame construction clad in profile sheeting with a dual pitched roof. Artificial lighting is by way of strip fluorescent fittings. There is a gas blower heater and welfare facilities. Externally there is a tarmac forecourt/parking area.

- ✓ Minimum Eaves Height 4.58m
- ✓ Apex 6.36m
- ✓ Bulky goods retail consent
- ✓ Prominent corner plot
- ✓ New lease available



## LOCATION

The property is situated on Freeman Way within the North Seaton Industrial Estate. The estate has good communication links with the A189 (Spine Road) accessible via the B1344 (Newbiggin Lane). Surrounding users include commercial, trade, retail, leisure, and residential.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
<b>Total</b>	<b>9,926</b>	<b>922</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

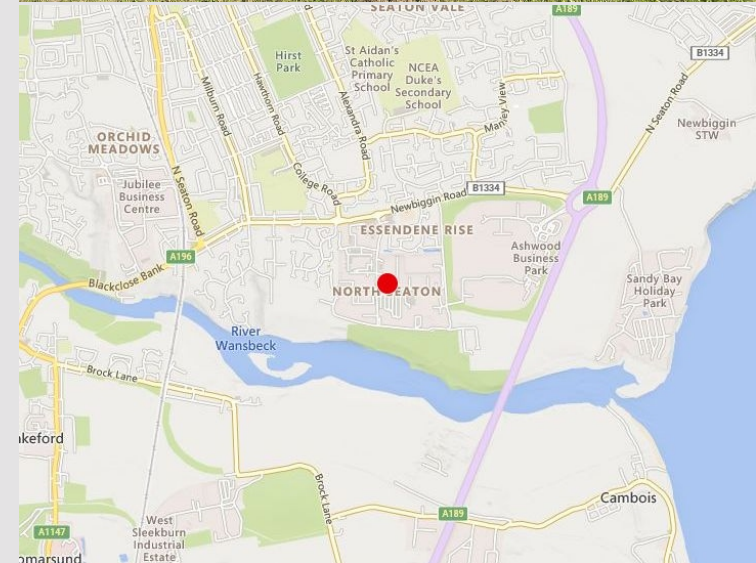
## BUSINESS RATES

Rateable Value - £32,000

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term and rent review pattern at a rent of £75,000 per annum.

## EPC TBC



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Regulated by RICS 29-Aug-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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