

TO LET

Unit 2A, Solingen House, Remscheid Way,
Jubilee Industrial Est, Ashington, NE63 8UJ



Low Cost Warehousing 788.4 m² (8,486 sq ft)

- Popular and well-established estate close to Ashington Town Centre
- Factory / warehouse unit with office accommodation & WCs under refurbishment
- Clear Internal height: 5.1 m
- Electric roller shutter loading door
- Rent £33,950 per annum

Location

The Jubilee Industrial Estate lies off the A196 Newbiggin Road approximately ½ mile to the south of Ashington Town Centre and within less than 2 miles of the A189 Spine Road.

Newcastle City Centre lies approximately 16 miles to the south of the estate as does the entrance to the Tyne Tunnel.

Please refer to the attached site and location plans for more detailed information.

Description

Unit 2A forms part of a terrace comprising three units and benefits from the following specification:

- Steel frame construction
- Flat felted roof
- Steel profile cladding
- Concrete floor throughout
- CIH: 5.1m
- New office / WCs to be installed
- 3-phase power
- LED lighting
- Car parking to the front of the unit

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed.) and the measured floor areas are set out as follows:

Description	m ²	sq ft
Warehouse	673.8	7,252
Office/Staff Amenities	114.6	1,234
Total	788.4	8,486

Energy Performance

EPC has been commissioned and is pending.

Rateable Value

The unit requires reassessment for business rates.

Lease Terms

The unit is offered to let on a new fully repairing and insuring lease at a rent of £33,950 per annum exclusive of rates.



VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

Viewing

Strictly by appointment through Knight Frank.

For further details please contact:



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Subject to Contract

Particulars – January 2025
Images - November 2017

