

# to let



*The industrial property specialists*

**UNIT 2  
HEDLEY TRADE PARK  
HEDLEY WAY  
NORTH SEATON INDUSTRIAL ESTATE  
ASHINGTON  
NE63 0YA**



- REFURBISHED NEW TRADE PARK SCHEME, SET WITHIN A SECURE YARD
- HIGHLY VISIBLE WITH MAIN ROAD FRONTAGE AND CLOSE TO B&M / OTHER TRADE COUNTER OPERATORS
- GIA: 560.65M<sup>2</sup> (6,035 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING
- ESTABLISHED TRADE LOCATION WITH HOWDENS JOINERY ON SITE

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



the mark of  
property  
professionalism  
worldwide

Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## LOCATION

The premises are located on Hedley Way, North Seaton Industrial Estate, Ashington.

The Estate benefits from excellent communication links, being situated near the A189 (Spine Road), which is accessed via the B1344 (Newbiggin Lane).

The surrounding area offers a mix of commercial, trade, retail, leisure and residential uses.

The location of the site fronting onto Newbiggin lane, gives the benefit of high visibility with passing traffic.

The exact location is shown on the attached location plan.

## DESCRIPTION

Hedley Trade Park provides a selection of a new refurbished trade counter industrial units within a secure yard.

The subject property is a mid-terraced workshop / trade counter with internal office, stores and WC facilities.

Internally the accommodation is open plan with single sectional vehicular access door (4m \* 3m), LED lights and a clear eaves height of 3.0m (5.0m to the apex.)

The unit is of traditional steel portal frame construction with brick and blockwork walls, which have been over-clad in profile steel sheeting to the external elevations, under a double pitched roof of insulated

corrugated asbestos cement sheet covering.

Ample dedicated car parking is available on site.

Other users on site are a fitness gym, car sales and trade counter sales.

The site is secure with gated access to the rear with a combination of fenced and open boundaries.

## ACCOMMODATION

The accommodation provides the following approximate Gross Internal Areas:-

Unit 2 : 560.65 m<sup>2</sup> (6,035 sq ft)

## SERVICES

It is understood that the accommodation benefits from mains electric, water and drainage, with the exclusion of gas.

## BUSINESS RATES

It is understood from the VOA website the premises are assessed at :

**RV £23,000**

(Interested parties should contact the Local Authority directly).

## TENURE

Our client is seeking a new Full Repairing and Insuring lease, subject to a minimum period of 5 years.

## RENT DEPOSIT

The landlord may request a 3-month rent deposit to be held for the duration of the lease, subject to covenant strength.

## RENT

Our client is seeking a market rent of £39,500 pa exc.

Incentives are available to suitable tenants, subject to term and financial status.

## SERVICE CHARGE

A small nominal service charge will be payable for the maintenance and upkeep of common areas.

## ENERGY CERTIFICATE

C-56.

## PERFORMANCE

(SEE BELOW).

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VAT

All figures quoted in these terms are exclusive of VAT where chargeable.

## VIEWING

By prior appointment with agents Frew Pain & Partners, contact:

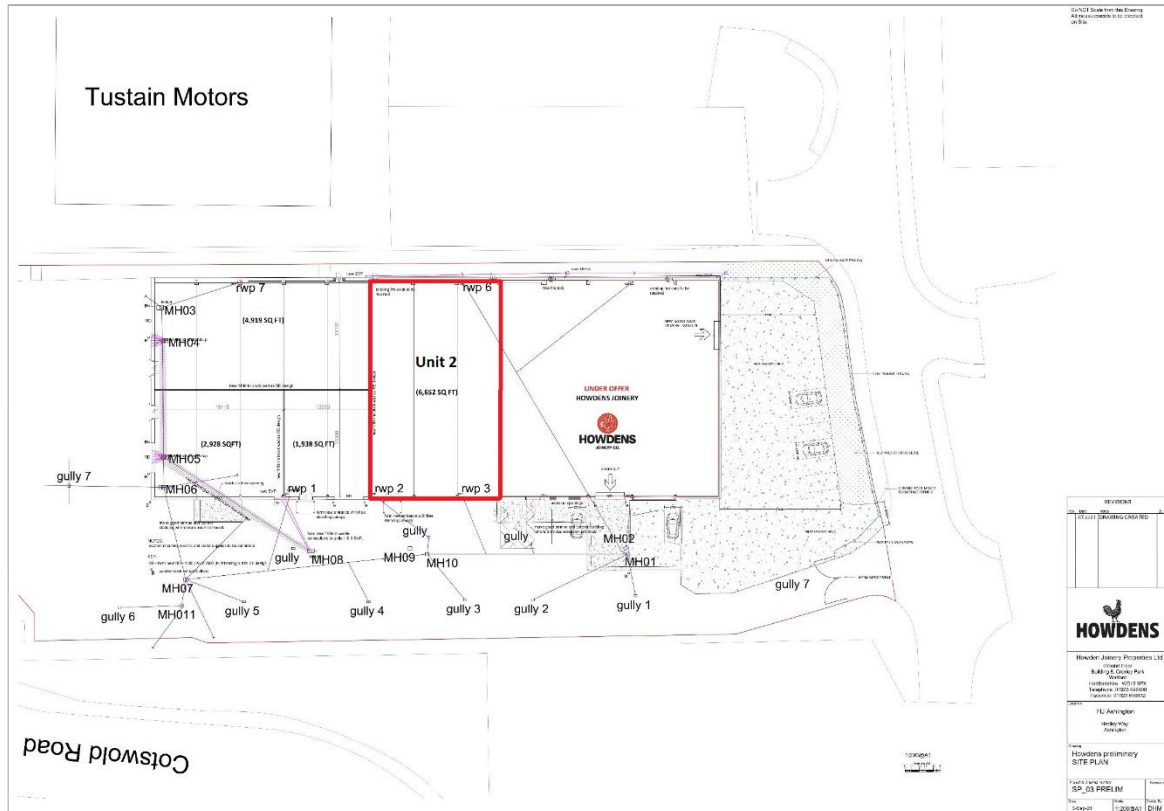
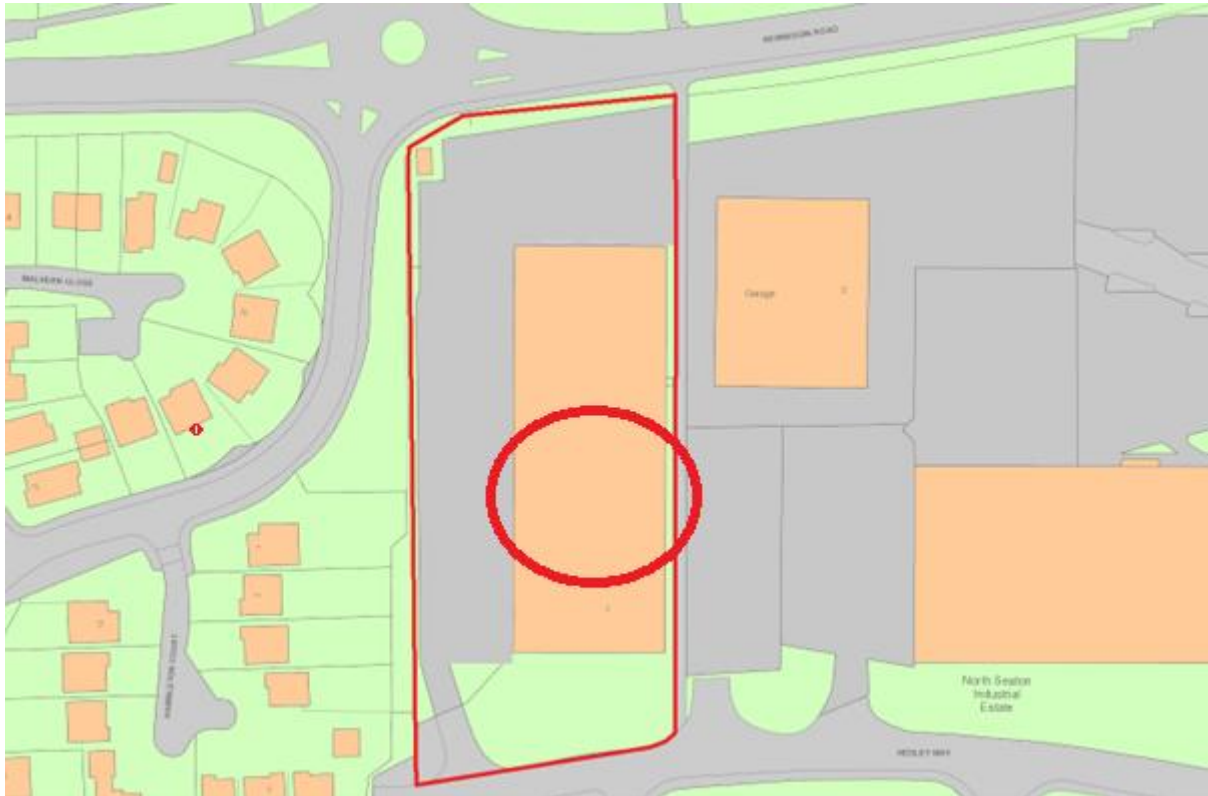
**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**Sept 2025**



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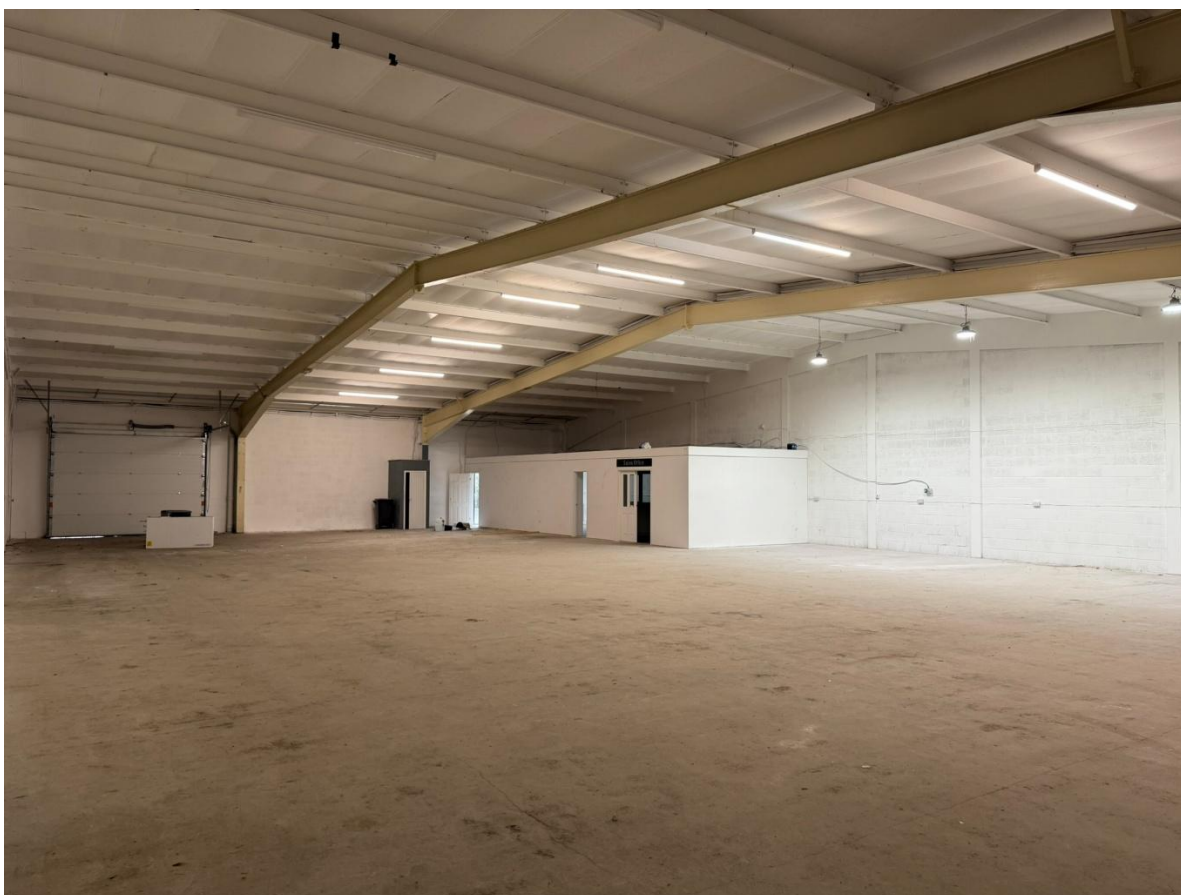




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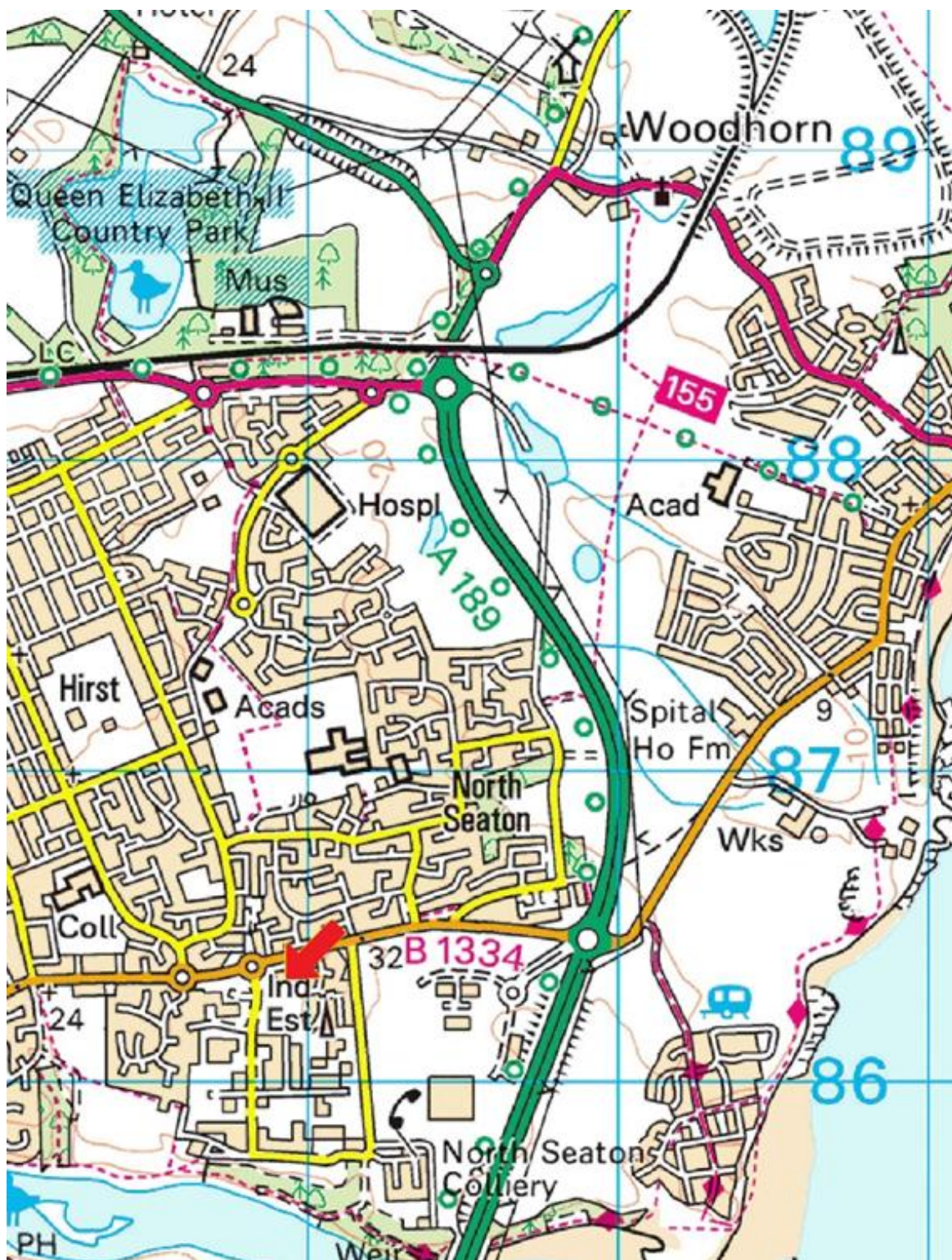


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# Energy Performance Certificate

## Non-Domestic Building

2 Hedley Way  
North Seaton Industrial Estate  
ASHINGTON  
NE63 0YA

Certificate Reference Number:  
0670-0432-7669-4121-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

◀ **56**

This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m <sup>2</sup> ):	3104
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	71.63

### Benchmarks

Buildings similar to this one could have rating as follows:

<b>20</b>	If newly built
<b>53</b>	If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.