

TO LET

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



Factory/Warehouse Units from 349m² to 2,811m² (3,754 sq ft to 30,256 sq ft)

- Popular and well established estate close to Ashington Town Centre
- Series of interconnecting factory / warehouse units each capable of separate occupation
- Internal clear height: 4.98m
- Electric roller shutter loading doors
- Office space to the largest unit
- New leases
- Rents from £15,000 per annum

SITUATION

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

Solingen House offers a range of industrial/workshop units each of which is of steel framed construction with brick work and profile steel cladding to the external walls and a flat felted roof. Internally the units have concrete floors throughout and an internal clear height of approximately 4.98m.

The building is arranged in four industrial units and a large office block which has most recently been used for training purposes.

The warehouse/industrial space has recently been occupied by a single tenant but has blockwork separation walls and individual roller shutter loading doors allowing each unit to be occupied individually.

Unit 2 incorporates a small office facility and reception area and has both a ladies and gents WC block to the rear of the warehouse. The remaining units do not currently have toilet accommodation but the landlord will add WC's to satisfy the tenants specific requirements.

Externally there is a roadway/hard standing to the western side of the property providing vehicular access to the main loading doors. There is in addition car parking areas to both the north and south of the block

SERVICES

Each unit will be provided with sub metered supplies of 3 phase electricity fed from an onsite substation.

Where they do not already exist the landlord will provide ladies and gents toilet facilities along with independent water supplies as necessary.

Lighting throughout the unit is predominately by way of low bay halide lights to the factory areas with fluorescent fittings to the offices and WC's.

There is no fixed form of heating to the factory or warehouse areas although the main office building is served by ceiling cassettes providing heating and cooling.

ACCOMMODATION & RENTALS

The units provide the following gross internal areas:-

Description	m ²	sq ft	Rent pa
Unit 2	879	9,459	£30,000
Unit 2A	698	7,511	£24,000
Unit 2B	886	9,532	£27,000
Unit 2C (Offices)	332	3,571	£14,500
Unit 2D	349	3,754	£15,000

RATEABLE VALUE

The accommodation is currently rated as follows:

Unit 2, 2A & 2D	-	£50,000
Unit 2B	-	£21,750
Unit 2C	-	£16,750

ENERGY PERFORMANCE

The units have the following Energy Performance ratings:

Units 2, 2A, 2B & 2D	- D94
Unit 2C	- G208

LEASE TERMS

The units are offered to let by way of new leases for a term of years to be agreed at the rents listed above which are quoted exclusive of rates and VAT.

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.



Particulars & Images - November 2017

For further details please contact:



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Solingen House
Jubilee Industrial Estate
Ashington



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Solingen House - map

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

Solingen House
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Ashington
Northumberland

