



TO LET

ARMSTRONG COURT

**NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,
NORTHUMBERLAND NE63 0YB**



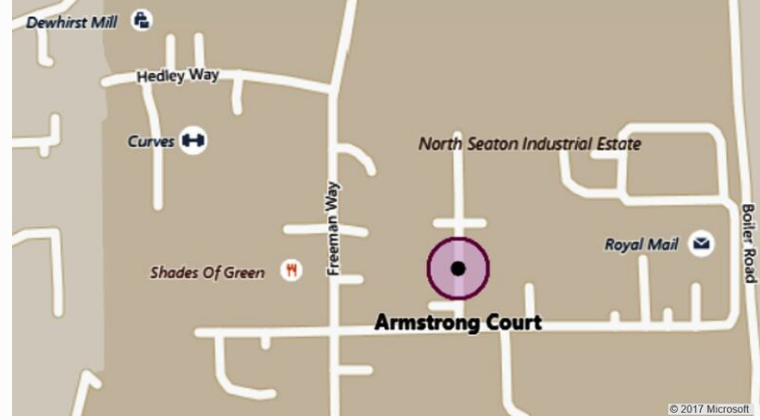
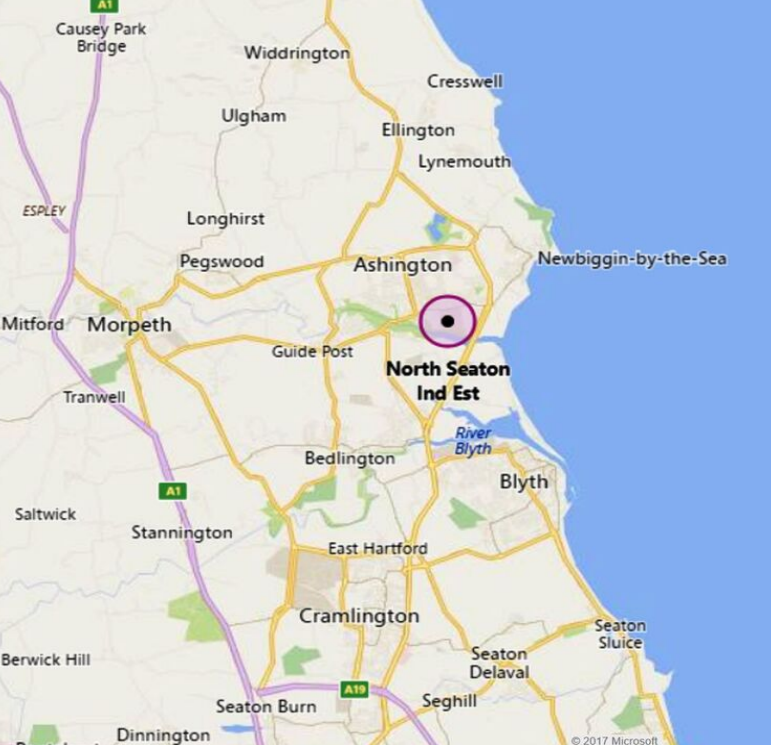
- Well established estate
- Close to A189 Spine Road
- Security fencing
- CCTV
- Flexible leasing options
- Adjoining units could combine (subject to availability)

WORKSHOP / INDUSTRIAL UNITS

728 - 2,800 sq ft (67 - 260 sq m)



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TRAVEL DISTANCE

	Miles	Mins	Transport
A189 Spine Road	1.0	3	Car
A19 (Moorfarm)	8.9	12	Car
A1 via Morpeth bypass	8.6	18	Car

Source: theAA.com

ARMSTRONG COURT

NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHUMBERLAND



LOCATION

North Seaton Industrial Estate is located just off the B1344 road which links Ashington with the A189 spine road. The estate is approximately 16 miles north of Newcastle and has easy access to the A19 Tyne Tunnel route.

DESCRIPTION

Armstrong Court is made up of 5 blocks comprising 25 individual units ranging in size from 728 - 2,800 sq ft. The units are of steel frame construction with brickwork/blockwork walls and insulated metal cladding. The units have a separate personnel door and overhead sectional loading door. The estate benefits from security fencing and CCTV.

SPECIFICATION

- Mains electricity(3 phase) and water
- WC facilities
- Insulated sectional loading doors
- Loading doors Blocks 10,11 - 3.3m (w) x 3.3m (h)
- Loading doors Blocks 12,14 - 2.7m (w) x 3.0m (h)
- Loading doors Block 13 - 2.5m (w) x 2.7m (h)

EPC

Copies of individual EPC certificates are available upon request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



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