



To Let NE37 3ES

**1 Spire Road, Glover Industrial Estate
Washington.**

- 44,076 sq. ft (4,095 sq. m)
- Detached industrial/warehouse
- Two level access loading doors
- Two dock level loading doors
- Eaves 4.7m to 5.8m
- Close to the A1231 and A19
- Approx 1 mile to Nissan UK

SUBJECT TO CONTRACT

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Location

The property forms part of Glover Industrial Estate and is situated close to Sunderland Highway, the A1231, just to the west of the main Nissan complex.

Glover Industrial Estate is approximately 2 miles to the north east of the town centre within a predominantly industrial/warehousing location.

The estate is the home to occupiers including Hillarys Blinds, Pentland Distribution as well as the Peel Retail Park.

The premises are situated close to the junction between the A1231 and Spire Road giving excellent access onto both the A19 and the A1(M), the two main arterial routes through the region.

The main advantage of this location is its proximity to the main Nissan complex.

Description

The property comprises a detached industrial warehouse premises with a two-story office block to the southern elevation. There is a modern extension to the western elevation of the building which has an integral two-story office block and stores.

Main Warehouse/Factory

The main warehouse is of steel portal frame construction with block and brick plinth and fully insulated profile steel cladding to the walls and roof.

The warehouse has a height of 4.7m to the underside of the haunch and 5.5m to the eaves and benefits from full LED lighting and high-level gas heating throughout.

Access to the warehouse is provided by 1 level access door (4.5m high x 4m wide) from the northern elevation and 2 dock loading doors (4.5m high x 4m wide) on the southern elevation. Some work is required to the yard area to bring the dock loading back into operation.

Internally within the warehouse there is a two-storey office block which provides offices, canteen/kitchen.

There is also a brick and block two-story office block to the southern elevation which provides office and WC facilities.

Extension

The extension, completed in 2022, is of steel portal frame construction with block inner plinth wall and external full height insulated steel profile cladding to walls and roof (with solar pv panels). The warehouse has a height of 5.8m to the underside of the haunch and 6.5m to the eaves and benefits from full LED lighting throughout.

Access to the warehouse is provided by one level access door (3.7m high x 3.6m wide) from the northern elevation.

There is a two-story integral office block which provides office/reception and wc facilities to the southern elevation. The first-floor offices have full-height glass windows looking into the warehouse area.

Accommodation

	Sq ft	Sq m
Main Warehouse		
Warehouse	30,416	2,825.68
G/F Office	1,589	147.58
F/F Office	1,589	147.58
Office Block		
G/F Office	963	89.5
F/F Office	963	89.5
Extension		
Warehouse	4,236	394
G/F office	2,160	200.68
F/F Office	2,160	200.68
TOTAL	44,076	4,094.76
Mezzanine	556	51.63

Lease Terms

The property is available by way of a new FRI lease for a term of years to be agreed at a rent of **£275,000** per annum.



Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £161,000. Interested parties should speak to the Local Rating Authority to confirm the rates and rates payable.

Services

We understand that all mains services are available in the building. All parties should make their own enquiries.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The building has an EPC rating of C61 (B28 in respect of the extension)

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction.

Viewing

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