

Workshop with secure yard

To Let

Washington

12,021 sq ft

Unit 14 Sedling Road, Wear Industrial Estate, Washington, Washington, NE38 9BZ

LOCATION

The property is situated at the Wear Industrial Estate on the eastern side of Sedling Road. This is a well established commercial area and close to the junction with the Western Highway, which gives access to the A1(M) to the west and Washington Highway (A182) immediately to the east. The A19 lies 1.5 miles to the east.

Nearby occupiers at the industrial estate include Seta Training, Fairgrieve Composites, Interfit, IPB UK Ltd and Washington Aluminium Services.



DESCRIPTION

The property comprises a semi-detached industrial unit of steel portal frame construction, beneath a steel sheet clad roof with felt covering. There is cavity brick infill to all elevations and the property has an eaves height of approximately 5.25m.

The workshop has a concrete floor, painted walls, LED lighting and has an electric roller shutter goods entrance at the south. There is a separate personnel door at the north which gives access to a reception and the offices, which have plastered and painted walls, carpet tile covered floors, LED lighting and uPVC double glazing.

Externally there is a large fenced service yard / parking area to the south of the property.

ACCOMMODATION

We understand that the property provides the following approximate Gross Internal Area:

		Sq m	Sq ft
UNIT 14	Workshop	941.76	10,137
	Offices	175.00	1,884
	Total	1,116.76	12,021

TENURE

Leasehold

SERVICES

We understand that the unit has 3 phase power and that all mains services are available.

LEASE TERMS

The current tenant is in administration and we expect vacant possession by April 2025. The property will be available to let on a new FRI lease, for a term of years to be agreed.

RENT

£55,000 per annum, exclusive of business rates and all other outgoings.

RATES

We are informed that the property's Rateable Value is:

Rateable Value (2023 List): £46,000

Rates Payable 2024/25: £22,954*

* Interested parties are advised to make their own enquiries in this regard.



VAT

All prices quoted are excluding, but may be liable to VAT.

IMPORTANT NOTICE

Dunlop Heywood gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) has been undertaken and the EPC rating is available upon request.



VIEWINGS

For viewings or further information please contact: Andrew Chandler on 0191 229 9714 or by email:

Andrew.Chandler@dunlopheywood.com

SUBJECT TO CONTRACT
March 2025