

Workshop on 1.875 acre site –
Available September 2023

To Let

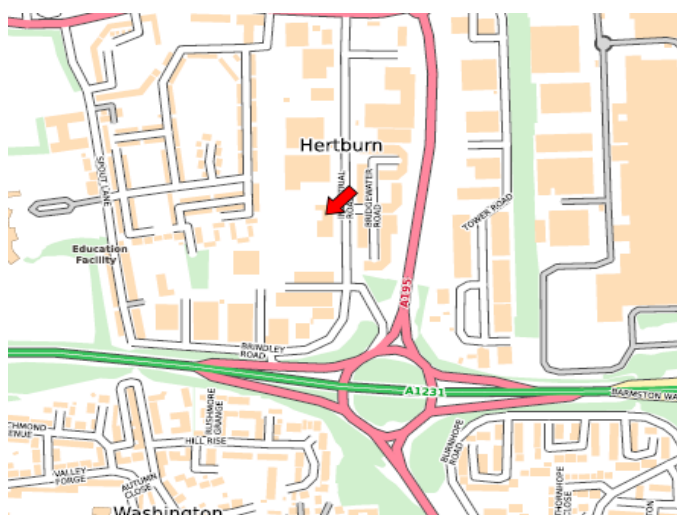
Washington
9,642 sq ft

Former Hertz, Industrial Road, Hertburn
Industrial Estate, Washington, NE37 2SA

LOCATION

The property is situated in a highly prominent position at the Hertburn industrial Estate on the western side of Industrial Road. This is an established commercial area, close to the junction with the A1231 (Sunderland Highway), which gives access to the A1(M) to the west and Washington the A19 to the east.

Nearby occupiers include KwikFit Washington, National Tyres and Autocare, Go North East, Halfords Autocentre, DMG Control Systems, NTRS, ADC and Wearside Rewinds and Services.



DESCRIPTION

The property comprises a highly prominent industrial unit of steel portal frame construction, with two storey offices and a fenced 1.5 acre hard-surfaced yard.

The offices are finished to a good specification, having recently been refurbished, generally comprising carpet covered floors, suspended ceilings, LED lighting and having a central heating system and uPVC double glazed windows.

There are currently 5EV charging points on site, a large double height wash bay and fuel tank. The workshop has integral roof-lights and six goods entrances in total.

The property also benefits from a tarmac surfaced parking area to the front.

ACCOMMODATION

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

		Sq m	Sq ft
Ground	Workshop and store	562.04	6,050
Mezzanine	Stores / Kitchen	48.05	517
Ground	Offices / WC	183.01	1,970
First	Offices / WC / Shower	102.65	1,105
	Total	895.75	9,642

TENURE

Leasehold

SERVICES

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

LEASE TERMS

The site is available to let on a new lease for a term of years to be agreed on full repairing and insuring terms. South Tyne Drilling are sub-tenant and currently occupy the first floor offices and a rear section of the site at a combined rent and service charge of £30,000pa plus VAT. They have indicated that they would like to remain in occupation if possible.

RENT

The site will be available from September 2023 at £75,000 per annum, exclusive of business rates and all other outgoings.

RATES

We are informed that the Rateable Value is:

Rateable Value (2023 List):	£37,500
Rates Payable 2023/24:	£18,712.50

Rateable Value (2023 List):	£13,250
Rates Payable 2023/24:	£2,754.90*

* to qualifying small businesses



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.

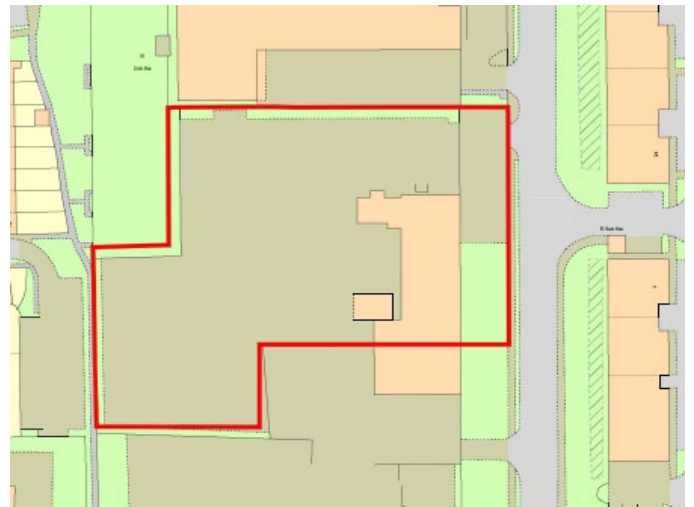


LEGAL COSTS

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

ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) has been prepared, and the Energy Performance Asset Rating is E (110).



VIEWINGS

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

Andrew.Chandler@dunlopheywood.com

SUBJECT TO CONTRACT
July 2023