

Property Particulars

Flexible Workspace Solutions

**WHITTLE
JONES**

0191 221 1999

North Seaton Industrial Estate, ASHINGTON

Workspace To Let

72 – 260 sq. m (775 – 2800 sq. ft)

Location :

The estate is located just off the B1344 road which links Ashington with the A189 spine road. The site lies approx. 16 miles to the north of Newcastle and has easy access to the A19 Tyne Tunnel route.

Description :

The units are of steel portal frame construction with brick/blockwork walls and a profiled insulated metal decking roof incorporating translucent roof lights. Access is via an up and over loading door & separate personnel doors. The estate benefits from security fencing and gates under the control of the occupiers, as well as centrally monitored CCTV. The terraced workshop units in single storey blocks have forecourt access and car parking.

Specification :

- ◆ Reinforced concrete floors
- ◆ Mains Electric, Gas & Water supply
- ◆ WC facilities
- ◆ Gas fired Warm Air Heaters
- ◆ Telephone ducts to all units
- ◆ Up & Over loading door
- ◆ Separate personnel door
- ◆ Adjacent units can be combined (subject to availability) to create larger floor plates



Photo shows Block 13

Tenancy Terms

- ◆ Initial 3 year term
- ◆ Only 3 months notice to vacate
- ◆ Rent payable monthly by direct debit
- ◆ Rent quoted includes maintenance charges
- ◆ Rent quoted will increase by a fixed rate of 3% per annum
- ◆ Tenant is responsible for internal repairs, doors & windows
- ◆ Avoids unnecessary legal fees
- ◆ Rent Deposit & first months rent payable on commencement of Tenancy

Rates:

For information on Rateable Value or rates payable please contact Wansbeck District Council.

Viewing: Please Contact us for an appointment

Updated 04/08

Misrepresentation Clause

Whittle Jones Group Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that :
a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. b) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, however any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise to the correctness of them. c) No person in the employment of Whittle Jones Group Limited has any authority to make or give representations or warranty whatever in relation to this property. d) Rent, prices, premiums and services charges quoted are exclusive of VAT (which may be chargeable).
Whittle Jones Group Limited are a subsidiary company of the owners Northern Trust Company Limited