



TO LET

UNIT 1, ARMSTRONG WAY

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



- Well established estate
- Good access to A189 Spine Road
- Refurbished unit
- Spacious office and reception area
- Fenced compound (extendable)
- Flexible lease terms



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WAREHOUSE / FACTORY UNIT
9,958 sq ft (926 sq m)



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

UNIT 1, ARMSTRONG WAY

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. The unit is situated near to Wansbeck Garden Centre, Toolstation, Screwfix & Wolseley.

DESCRIPTION

Detached unit of steel frame construction with brick/blockwork walls and metal cladding. The unit was fully refurbished in 2021 to include a new roof, new windows and doors, offices, WCs and an electrically operated loading door. Externally there is a fenced compound of 1521 sqft (463 sqm) which may be extended by arrangement with the landlord.

SPECIFICATION

- Mains gas, electricity(3 phase) and water/sewerage
- Gas heating to offices (combi boiler)
- Loading Door 4.0m (h) by 3.6m (w)
- Minimum eaves height 4.4m
- Fenced compound 1521 sqft (463 sqm)

EPC

The property has an energy performance rating of Band C (71). Certificate available upon request.

TERMS

- Tenant full repairing lease. Term length negotiable.
- Rent reviews every 3/5 years subject to length of lease.
- Landlord insures the building and recovers the premium from the tenant.
- Rent payable quarterly in advance.
- Rent Deposit required.
- Tenant responsible for payment of VAT, rates and utility charges.

VIEWING / FURTHER INFO

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



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