



**NORTHERN TRUST**  
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# TO LET

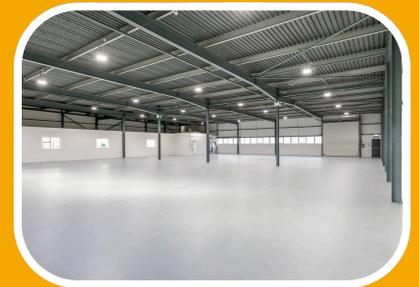
**UNIT 1, ARMSTRONG WAY**  
**NORTH SEATON INDUSTRIAL ESTATE**  
ASHINGTON, NORTHUMBERLAND NE63 0YB

## WAREHOUSE / FACTORY UNIT

9,958 sq ft (926 sq m)

### KEY FEATURES

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



## CONTACT US:

 0191 221 1999

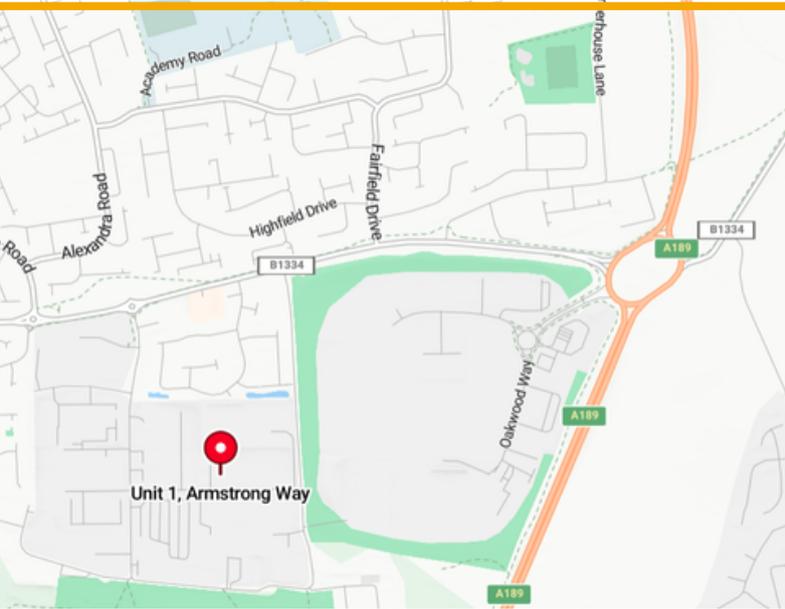
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 [northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

# UNIT 1, ARMSTRONG WAY

## NORTH SEATON INDUSTRIAL ESTATE

### ASHINGTON, NORTHUMBERLAND NE63 0YB



#### 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.

Situated on Armstrong Way, off Freeman Way, the unit is near to Wansbeck Garden Centre, Toolstation, Screwfix and Wolseley.

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

#### 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 1,521 sq ft (141 sq m) which may be extended by arrangement with the Landlord.

#### SPECIFICATIONS

- Mains gas and electricity (3 Phase)
- Gas heating to offices (combi boiler)
- Loading door 3.6 (w) x 4.0 (h)
- Minimum eaves height 4.4m

#### EPC

EPC rating is C (71). Certificate available on 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 deposit required
- Tenant responsible for payment of VAT, rates and utility charges



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