



**NORTHERN TRUST**  
WWW.NTPROPERTIES.CO.UK



# TO LET

## ARMSTRONG COURT NORTH SEATON INDUSTRIAL ESTATE ASHINGTON, NORTHUMBERLAND NE63 0YE

### WORKSHOP / INDUSTRIAL UNITS

728 - 2,800 sq ft (67 - 260 sq m)

#### KEY FEATURES

- Well established estate
- Close to A189 Spine Road
- Security Fencing
- CCTV
- Flexible leasing options
- Adjoining units could combine (subject to availability)



#### CONTACT US:

 0191 221 1999

 [www.ntproperties.co.uk](http://www.ntproperties.co.uk)

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

# ARMSTRONG COURT

## 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.

Armstrong Court is accessed off Armstrong Way and the units are near to Wansbeck Garden Centre, Toolstation and Screwfix.

**WORKSHOP / INDUSTRIAL UNITS**  
**728 - 2,800 sq ft (67 - 260 sq m)**

#### DESCRIPTION

Armstrong Court is made up of 5 blocks comprising 25 individual units ranging in size from 728 - 2,800 sq ft. The units are of steel frame construction with brickwork/blockwork walls and insulated metal cladding. The units have a separate personnel door and overhead sectional loading door. The estate benefits from security fencing and CCTV.

#### SPECIFICATION

- Mains electricity (3 Phase) and water
- WC facilities
- Insulated sectional loading doors
- Loading doors Blocks 10,11 - 3.3 (w) x 3.3 (h)
- Loading doors Blocks 12,14 - 2.7 (w) x 3.0 (h)
- Loading doors Block 13 - 2.5 (w) x 2.7 (h)

#### EPC

Individual EPC certificates available on request.



#### TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



**BUSINESS UNITS TO LET ACROSS THE UK**

Follow us on

