



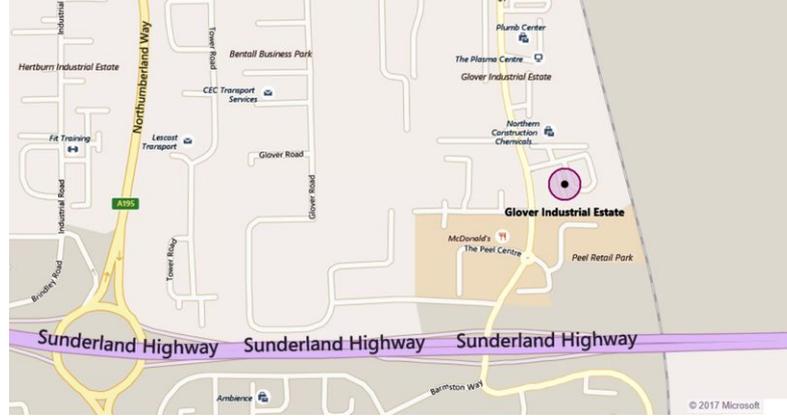
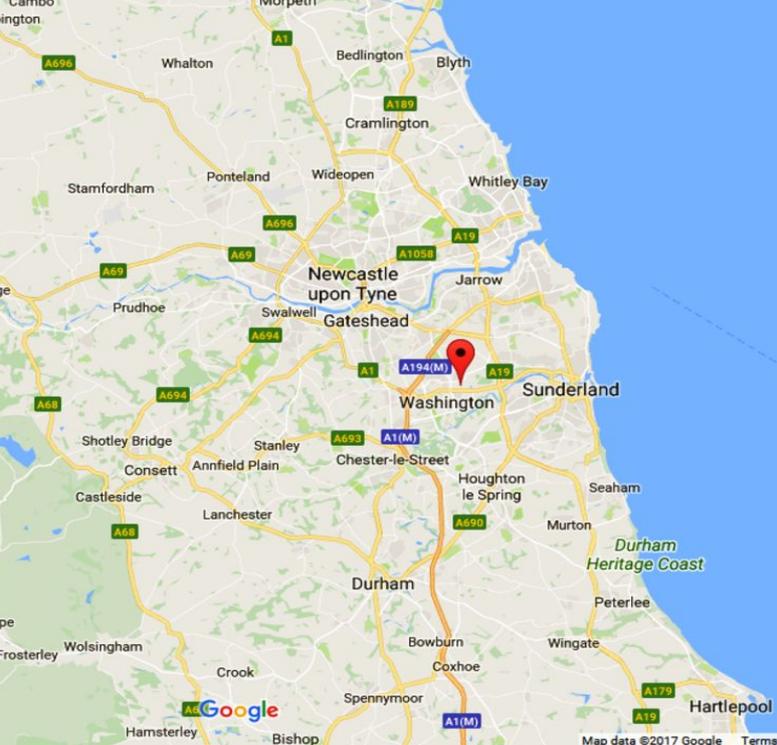
TO LET

**GLOVER
INDUSTRIAL ESTATE
SPIRE ROAD, WASHINGTON,
TYNE & WEAR, NE37 3ES**



- Excellent transport links to the A1 and A19
- Established location amongst national and international companies
- Attractive open plan landscaped setting
- Security fencing with tenant controlled access gates
- Office / reception area in larger units

WORKSHOP / INDUSTRIAL UNITS
550 - 3,160 sqft (51 - 293 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
A19	2	4	Car
A1	3	6	Car
Sunderland City Centre	7	18	Car
Newcastle City Centre	9.6	16	Car
Durham City Centre	13.3	22	Car

Source: theAA.com

GLOVER INDUSTRIAL ESTATE

SPIRE ROAD, WASHINGTON, TYNE & WEAR



LOCATION

Glover Industrial Estate is located off Spire Road which is accessed off the A1231 Sunderland Highway giving direct access to both the A1 and A19 trunk roads. The units are in close proximity to the Peel Retail Park.

Washington is a prime location for businesses looking to access the North East's three biggest cities with Newcastle, Sunderland and Durham all within short driving distances.

DESCRIPTION

The units are of steel framed construction with brick/blockwork and profiled metal cladding elevations. Each unit can be accessed via an insulated sectional loading door and via a separate personnel door. The estate benefits from external lighting and perimeter steel security fencing with tenant controlled access gates.

SPECIFICATION

- Steel portal frame.
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Brick & blockwork walls with insulated cladding above.
- Loading door access to all units.
- 3 Phase electricity supply.
- WC and kitchenette facilities.
- Gas fired space heaters.

Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal rent will increase by a fixed 3% per annum
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

EPC

The properties have Energy Performance ratings from Band B(40) to Band E(104). The Certificates and Reports can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



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