



Former Pipetawse Premises, Double Row, Seaton Delaval NE25 0QT

FOR SALE

Industrial Units with Offices on
Substantial Site

**27,213 Sq Ft
(2,528 Sq M)**

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DESCRIPTION

A rare opportunity to acquire a freehold workshop/warehouse premises on a substantial site of circa 2.9 acres. There is a range of workshop, storage and office buildings of varying ages and specifications offering potential for refurbishment, sub-division or complete redevelopment for existing or alternative uses subject to planning.

- ✓ **1.17 Hectares (2.9 Acres)**
- ✓ **Maximum Apex 8.5m**
- ✓ **Various travelling cranes**
- ✓ **Roller Shutter Door Access**

LOCATION

Located on the south side of Double Row approximately one mile north of the town centre, nine miles north of Newcastle and five miles from Cramlington. Surrounding occupiers include Dallas Carpets, IBSL Group and Delcor.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Main Workshop Building with Offices	14,912	1,385
Linked Workshop	8,245	766
Detached Storage Unit 1	1,193	111
Detached Storage Unit 2	2,863	266
Total	27,213	2,528

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

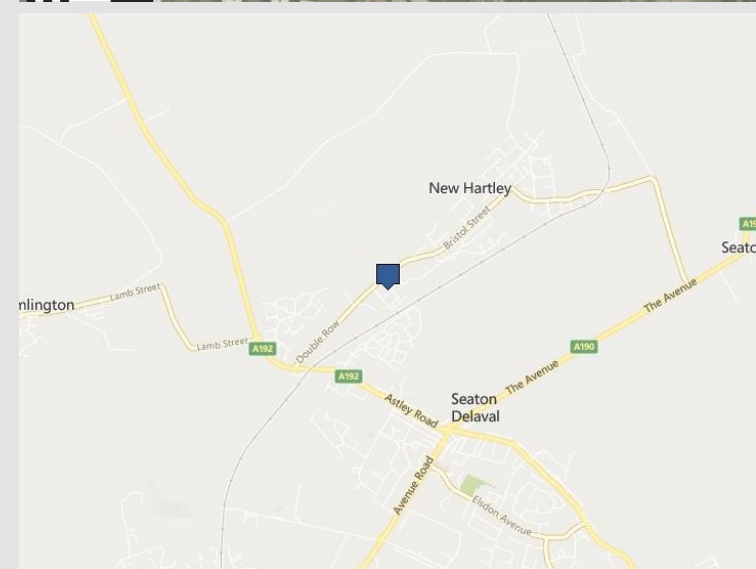
BUSINESS RATES

We understand the entry in the 2017 Rating List is £44,750. Interested parties should contact local Rating Authority.

TERMS

Offers in excess of £600,000 are sought for the freehold interest.

EPC E-105



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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