



12 Brockwell Road, Washington NE38 0AF

TO LET

Modern Industrial Unit

**2,679 Sq Ft
(249 Sq M)**

DESCRIPTION

A modern steel framed semi-detached industrial unit of brick and block construction clad in profile sheeting under a mono pitched roof incorporating translucent light panels. Externally there is a forecourt parking area with delivery access from the rear.

- ✓ To Let
- ✓ 248.87 sq m (2,679 sq ft)
- ✓ Modern Semi-Detached Industrial Unit
- ✓ 3m x 3m Roller Shutter Door
- ✓ 4.0m Apex Height

LOCATION

Crowther Industrial Estate is well located with good access available to the regions main road network including the A1(M), A194(M) and the A19.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Industrial Unit	2,679	249
Total	2,679	249

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.

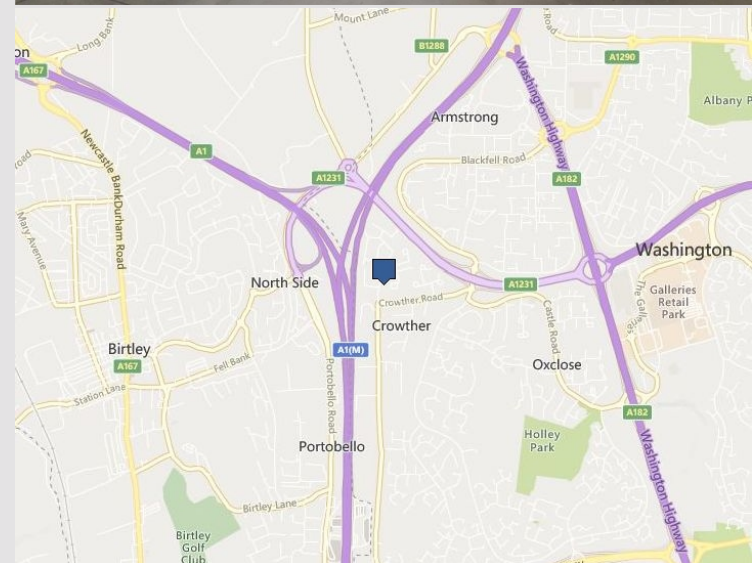
BUSINESS RATES

The premises are entered into the 2017 Rating List at a rateable value of £11,000.

TERMS

Available on a new full repairing and insuring lease for a term and rent review pattern to be agreed at a rent of £15,950 per annum.

EPC The property has an EPC rating of C-70.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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