

TO LET

Unit 14 & Unit 16 Jubilee Industrial Estate,
Ashington, NE63 8UB



Industrial/Warehouse Units

792ft² (73.629 m²)

- Estate Parking
- Popular location
- Excellent Starter Units

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: +44 (0)191 211 1564

Jake Smith
E: jake.smith@naylorsgavinblack.co.uk
T: 0191 232 7030

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk



RICS



TO LET

Unit 14 & Unit 16 Jubilee Industrial Estate,
Ashington, NE63 8UB

Location

The units are located within Jubilee Industrial Estate, which is a well-established industrial location in Ashington lying on the edge of the town centre. The estate has excellent access to the wider Northumberland North East conurbation via the A189 spine road which provides dual carriageway access to both the A19 and A1(M). Newcastle upon Tyne is located approximately 15 miles south with Cramlington approximately 8 miles south. Newcastle International Airport lies 12 miles south.

Description

The units are located within a terrace of units of steel portal frame construction with block work walls and a metal profile sheet mono pitch roof with a maximum eaves' height of 5.62 meters and a minimum of 3.9 meters. The specification of each unit comprises of a single roller shutter at the front of the property, opening to a space recently refurbished with new LED lights, decoration throughout and a WC. The roller shutter doors measure 3 m x 3.5 m.

Accommodation

The properties comprise the following Gross Internal Areas:

	M²	Ft²
Unit 14	73.629	792
Unit 16	73.629	792

Terms

The units are available to let on a full repairing and insuring lease for a term of years to be agreed.

Rent

The rent for each unit is £8,000 per annum exclusive.

Utilities

We understand the units are connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

Rateable Value

The VOA indicates that the properties have a rateable value (from April 2023) as follows:

	RV
Unit 14	£4,300
Unit 16	£4,400

EPC

The current rating is B (45).

Legal Costs

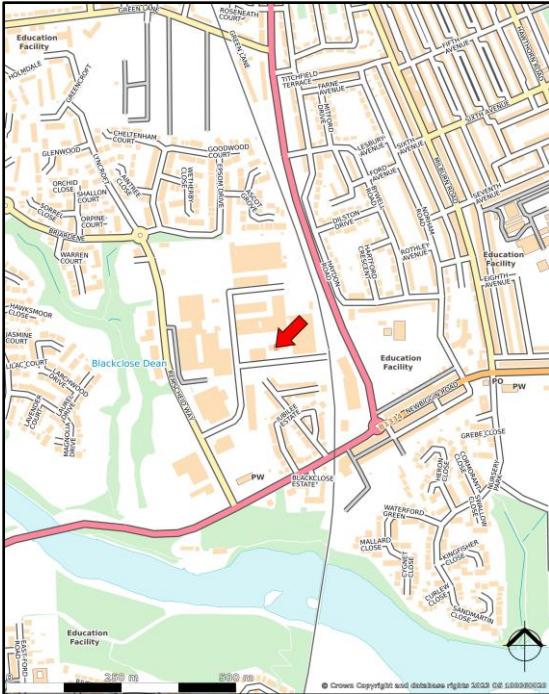
Each party to be responsible for their own legal costs incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order