

TO LET

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# DONKIN ROAD

Armstrong Industrial Estate, Washington, NE37 1PF



**\*NEWLY REFURBISHED\***

## Key Highlights

- Warehouse units with office space
- Popular industrial estate with ample parking
- Well-connected close to the A1(M) & A194(M)
- Available as single or combined units

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## Location

The subject units are located on Donkin Road, within Armstrong Industrial Estate, Washington.

The estate lies approximately 1 mile north west of Washington town centre, and benefits from immediate accessibility onto the A194(M) trunk road. The estate itself comprises a range of warehouse, logistics and trade counter units including occupiers such as B&Q, DPD and Carpetright.

Newcastle upon Tyne is located approximately 5 miles to the north, with Sunderland lying 6 miles to the east. The A1(M) is located south of the estate, with the A19 a short distance to the east.

The Armstrong Industrial Estate is home to a wide range of industrial & logistics occupiers.

## Description

The estate comprises 19 single storey industrial units, each providing terraced warehouse accommodation with offices & WC's.

The available units have the following specification:

- Steel frame construction with brick & block walls
- Flat metal decked roofs
- 3.7m clear internal height.
- Automated roller shutter doors.
- Adjoining office accommodation incorporating suspended ceilings, fluorescent tube lighting and carpeted floors.
- Accessible WC facilities and amenities.
- Car parking and loading to the front

## Accommodation/ Rent

Unit	sq m	sq ft	Rent
11	256.51	2,761	£17,500
12	280.66	3,021	£17,500
17	278.15	2,994	£17,500
19	281.03	3,025	£17,500

## Terms

The units are available by way of a new FRI lease for a term of years to be agreed.

## Service Charge

A service charge is payable by upkeep of the communal areas of the estate.

## Rateable Value

The units have the current Rateable Values.

Unit	RV from 1 April 2023
11	TBC
12	£11,750
17	£11,750
19	£11,500

\*Units 14-16 will be reassessed if they are let separately.

## Energy Performance Certificate

The current units range from EPC ratings E-C.

A copy of the individual EPCs are available upon request.

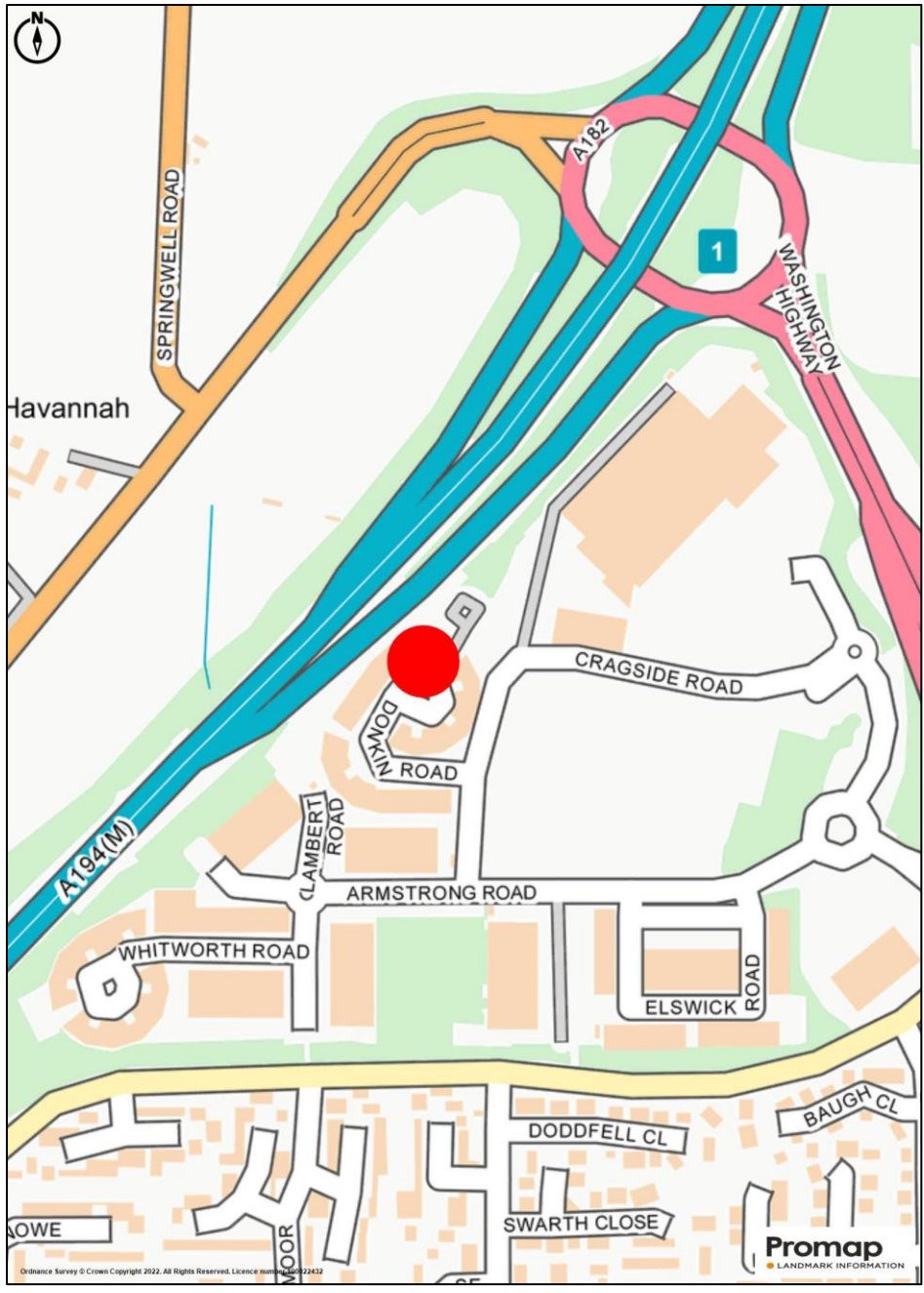
## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

## VAT

The figures quoted above are exclusive of VAT.





## Contact

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