



Retail | Offices | Industrial | Investment | Development | Leisure

📞 **0191 565 8844**

🌐 www.lofthouseandpartners.co.uk



To Let

Industrial Premises

Donkin Road
Armstrong Industrial Estate
Washington
NE37 1PF

- Factory Premises
- Open Plan Office/Trade Counter
- Good access to A1M
- Close to B&Q Superstore
- Available separately or can be combined
- Monitored CCTV



51 Frederick Street, Sunderland SR1 1NF

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Lofthouse and Partners Limited Registered in England 4328964 @Registered Office at above address
also at Portland House, Belmont Business Park, Durham, DH1 1TW

Regional Coverage from offices in Sunderland and Durham

Regulated by RICS

Location

Armstrong Industrial Estate is located adjacent to B&Q just off the A182 and A194(M) providing convenient access to the regional road networks.

Description

The units are of single storey construction having an office section to the front with WC facilities. The main factory has a maximum eaves height of circa 14'0ft (4.26m). The units are available separately or can be combined if required.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Unit 5	3087	286.78
Unit 6	2940	273.13
Unit 17	3128	290.59
Unit 18	3258	302.67
Unit 19	3097	287.71

Tenure

New Leases are available on terms to be agreed subject to 3 yearly Rent Reviews. Quoting rentals are based upon £4.50 per ft2 and generous incentives are available subject to status.

Unit 5	£13,900 pax
Unit 6	£13,250 pax
Unit 17	£14,500 pax
Unit 18	£14,500 pax
Unit 19	£13,900 pax

Code of Practice



The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.leasingbusinesspremises.co.uk


Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

-  mario@lofthouseandpartners.co.uk
-  alexa@lofthouseandpartners.co.uk

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VAT

Figures quoted exclude VAT where chargeable.

Rateable Values

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Values are as follows:-

Unit 5	£11,250
Units 17 & 18 combined	£20,750
Unit 19	£10,750

However these figures cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 47.9p for Rates above £18,000 and 46.6p for Rates below £18,000.

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3119

Amended

March 2017

Energy Performance Certificates

Available upon Request