



To Let

Ronbar Storage Unit 2 2 Crowther Industrial Estate Washington NE38 0AQ

- Up to 1,421.75m² 15,304 ft²
- 11m eaves height
- Secure parking
- Level access loading door
- Access to offices and amenity if needed
- Flexible or long term leases
- Excellent access to A1(M)

SUBJECT TO CONTRACT

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Location

The subject property is located on Crowther Industrial Estate in Washington, an established and popular industrial estate. Washington is one of the prime industrial locations in the North East and is home to the Nissan Sunderland Plant which employs over 6,000 people and thousands more in the local supply chain.

Crowther Industrial estate is centrally located with good access to the region's main road network, including the A1(M), A194(M) and the A19.

Description

The property comprises a modern high bay warehouse of steel portal frame construction with a minimum eaves height of 11m. Access is via a single level access loading door measuring approximately 5m wide by 6m high. Internally the property has LED lighting and a single WC provision.

The warehouse forms part of the Ronbar manufacturing site on Crowther, with a secure shared access off Crowther Road. Parking can be provided if required.



Unit 2 High Bay Warehouse

Terms

Rent on application and subject to lease term and car parking requirements.

Accommodation

	sq m	sq ft
Unit 2 High Bay Warehouse	1,421.75	15,304

Business Rates

The leased area will need to be assessed for business rates.

Energy Performance Certificate (EPC)

The subject area to be assessed for EPC.

Services

We understand that the property is connected to mains services of electricity, water, and mains drainage.

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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