



TO LET

2 Freeman Way North Seaton Industrial Estate Ashington NE63 0YB

Single and double warehouse units with prefabricated offices and ancillary storage/ parking land

Specification

- Accessible location within easy reach of A189 Northumberland Spine Road, A19 & A1.
- Available as a whole or part
- Close to Ashington and Port of Blyth
- Good Onsite Parking
- Site Area 1.16 Hectares (2.87 Acres)

Location

Ashington is approximately 18 miles north of Newcastle upon Tyne, 5 miles north of Blyth and 5 miles east of Morpeth. The property is located about 2 miles to the south east of Ashington town centre at North Seaton Industrial Estate.

North Seaton Industrial Estate is a 221.5 acre industrial estate, which contains a variety of units ranging in size, together with a substantial amount of development land. The estate is within easy access of the A189 Northumberland Spine Road, which is the main road linking Ashington to the A19 Tyne tunnel route and the A1 Trunk Road at Cramlington. The Port of Blyth is around 5 miles to the south.

Description

The property occupies a corner site with access points to Freeman Way and Castle Island Way. The site is secured by a perimeter fence and there is an extensive compound area. There are two warehouse/production units on the site together with a prefabricated office block.

The smaller building is of steel portal frame with insulated corrugated cladding to the walls. The roof is of pitched span design with insulated profile metal decking. There are loading doors on the north, south and west elevations. The eaves height is 5.25 m (17 ft 3 in). There is a small staff room and WC in the south west corner of the building.

The larger building is a double warehouse unit of steel frame construction with a double span roof. Walls are insulated profile metal cladding and the roof is double pitched with insulated profile metal decking. The building has an eaves height of 4.57 m (15 ft).

The prefabricated building provides office accommodation.

The overall site area is 1.16 hectares (2.87 acres).

Accommodation

The accommodation comprises the following gross internal areas: -

| | | |
|----------------------|----------------------|-----------------------|
| Single Unit | 824.99 sq m | (8,880 sq ft) |
| Double Unit | 1,581.94 sq m | (17,028 sq ft) |
| Prefabricated Office | 70.14 sq m | (755 sq ft) |
| Total | 2,477.07 sq m | (26,663 sq ft) |

Services

Main supplies of water and electricity (including 3 phase) are connected to the site. Heating to the units is provided by gas heaters, which are powered by LPG cylinders located on site.

Tenure

The property is held on a fully repairing and insuring lease, which expires on 15 March 2025 at a rent of £62,500 per annum subject to reviews in October 2009 and five yearly thereafter. Our client will consider assigning the lease or sub letting the property in parts.

Rating Assessment

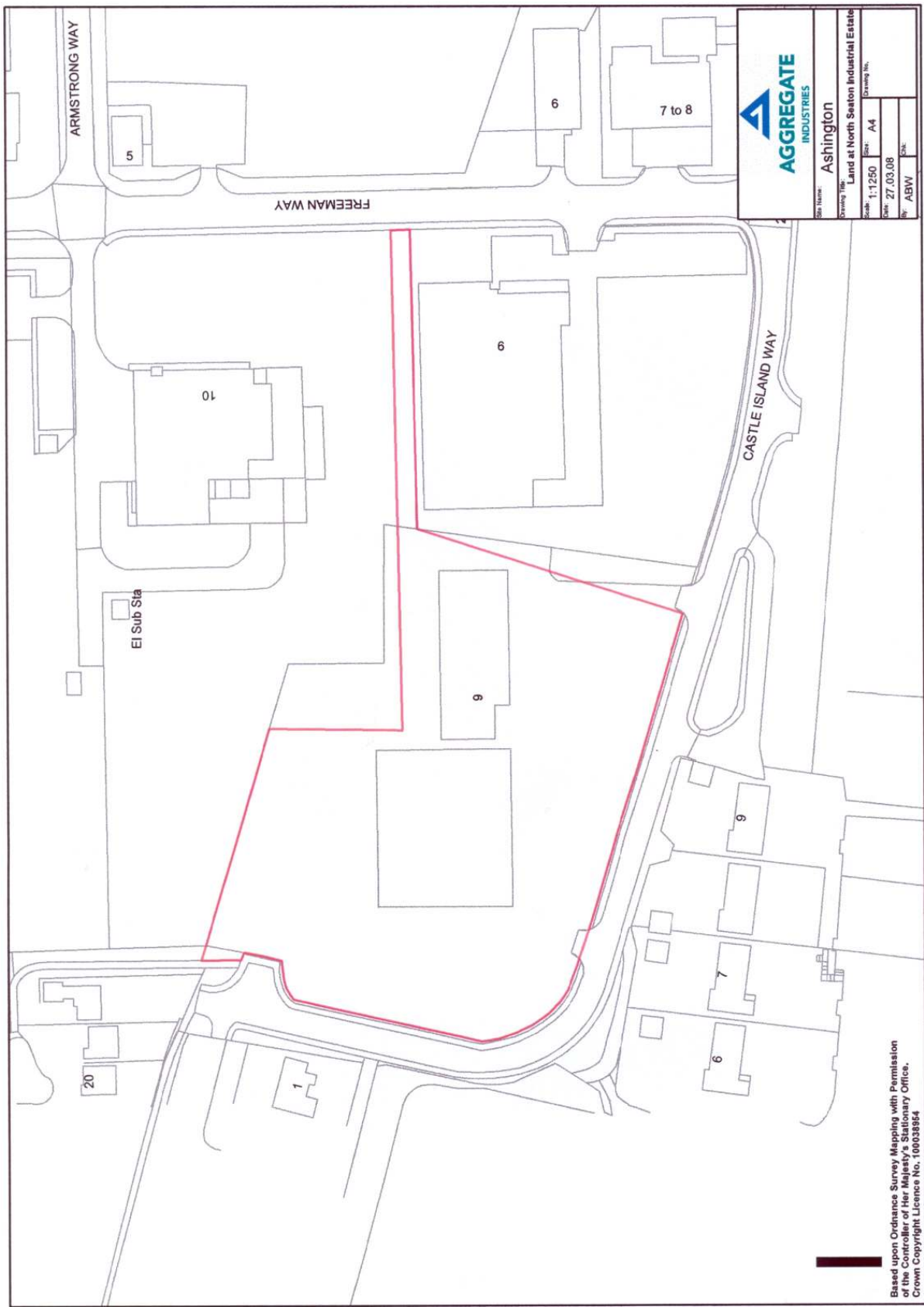
The Rateable Value of the property is £13,250

Interested parties are advised to make their own enquiries with the local Rating Authority to confirm the precise rates payable.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract



| | |
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| AGGREGATE INDUSTRIES | |
| Site Name: Ashington | |
| Drawing Title: Land at North Seaton Industrial Estate | |
| Scale: 1:1250 | Sheet: A4 |
| Date: 27.03.08 | Drawing No.: |
| By: ABW | Chk.: |

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