

Whitworth Road

Armstrong Industrial Estate
Washington NE37 1PP



FOR SALE/TO LET
INDUSTRIAL/TRADE UNITS

VALAD

Whitworth Road, Armstrong Industrial Estate, Washington NE37 1PP

LOCATION

The premises are accessed from the A182 Washington Highway leading onto Armstrong Road, approximately 1 mile to the north west of Washington town centre. The estate is situated in close proximity to the A1231 which in turn links with the A1(M) and A19(T).

DESCRIPTION

The premises comprise a range of terraced industrial units of steel framed construction with brick elevations under metal deck roofs with mineral felt covering. The units benefit from mains supplies of gas, 3 phase electricity, water and drainage. The specification includes office accommodation, male and female WC facilities, with loading access by way of up and over doors to the front elevation leading to designated car parking and loading areas.

ACCOMMODATION

A range of units of from 269 sq m (2,900 sq ft) to 1,159 sq m (12,472 sq ft) are available. Please see separate schedule for details.

TERMS

The premises are available either to purchase or lease. Flexible lease terms are available, further details upon request. A service charge is payable in respect of estate management, and the maintenance and repair of common areas and facilities.

PRICE/RENTALS

Please see separate schedule for details.

RATING ASSESSMENT

Interested parties are advised to contact Sunderland City Council
Tel 0191 5205555

LEGAL COSTS

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

VAT

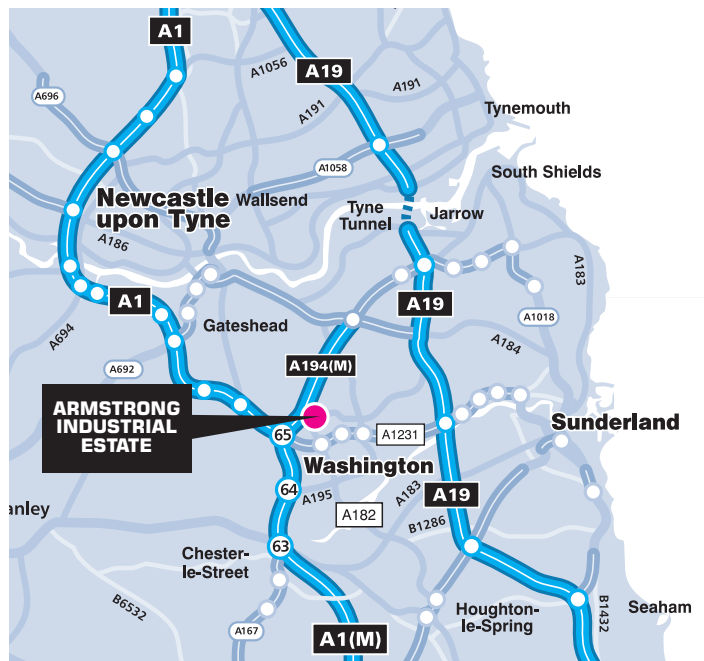
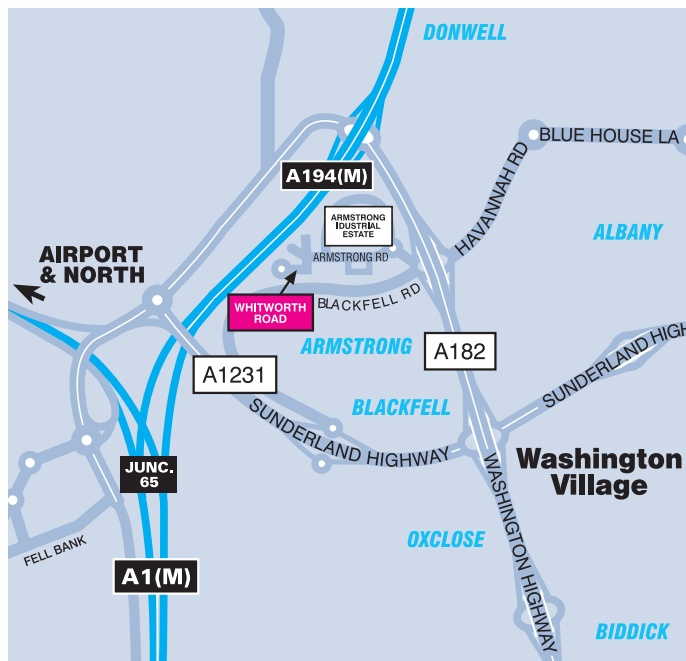
All prices, premiums and rents etc, are quoted exclusive of VAT at the prevailing rate.

CODE OF PRACTICE

The Landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be obtained from the Royal Institution of Chartered Surveyors, Tel 0207 3343806 or found at www.commercialleascodeew.co.uk.

VIEWING

By prior appointment with joint agents MJM Commercial or Lambert Smith Hampton.



**Lambert Smith
Hampton**

0191 261 1300

50 GREY STREET NEWCASTLE NE1 6AE

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MJM COMMERCIAL
PROPERTY CONSULTANTS

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