

# Property Details

UNIT 2 LAMBERT ROAD, ARMSTRONG IND. ESTATE, WASHINGTON NE37 1QP  
TO LET  
FACTORY / WAREHOUSE / INDUSTRIAL PREMISES



Ashley  
Smith



- **17,438 sq ft (1,620 sq m), inc. ancillary office**
- **Excellent transport routes: A194(M), A1, A1231**
- **Extensive industrial space and refurbished ancillary office**
- **13 allocated car parking spaces, plus free on street parking**
- **Estate Occupiers: trade counters, retailers and industrial**
  - **Inc. B&Q, Decor Cladding, Aldi, Carpetright**
- **Enclosed rear yard**
- **Rent Quoting: £39,500 per annum, exclusive**



## LOCATION

The Property is situated within Armstrong Industrial Estate, Washington, which is favourably located with excellent access to major cities, Newcastle upon Tyne, 9 miles north, Sunderland, 8 miles east, and Durham, 12 miles south (approximately), and easy access to the A1(M) and A19.

The property is within close proximity to various retailing amenities and Washington town centre. Neighbouring occupiers include Carpetright, B&Q, Aldi (supermarket) and various other national and regional trade counter and industrial occupiers.

Location plans are attached for further reference.

## DESCRIPTION

The purpose built industrial unit consists of open plan warehouse/factory space with ground and first floor ancillary recently refurbished, office accommodation. To the rear there is an enclosed yard, which also provides a small outbuilding for additional storage.

There is onsite car parking for up to 13 cars and additional free on street parking is available.

Floor Plans are attached for illustrative purposes (not to scale).

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the Property provides the following approximate gross internal floor areas:

ACCOMMODATION	Sq m	Sq ft
Warehouse	1,234	13,282
Office/Reception, WCs (Ground Floor)	193	2,078
Office, Staff Area & Kitchen (First Floor)	193	2,078
<b>TOTAL</b>	<b>1,620</b>	<b>17,438</b>

Eaves: 5.16m (height)  
 Roller shutter door: 4.95m (height) 5.40m (width)  
 Enclosed secure yard: 0.12 acre / 5,000 sq ft (approx)

## USE

The Property has permitted use for industrial purposes, under use class B1(c), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## RENT QUOTING

£39,500 per annum, exclusive of any other outgoings.

## LEASE TERMS

The Property is available by a way of a new full repairing and insuring Lease. Length of Lease and other terms to be agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in any transaction.

## VAT

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

## BUSINESS RATES

We are advised that the Property has been entered into the 2017 Rating List as:

Warehouse and Premises  
 Rateable Value: £52,500  
 Rates Payable (2018/19): £25,883 (approx.)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The Property has a rating of Band C (73). A copy of the EPC is available on request.

## AGENTS NOTES

In accordance with the Code of Leasing Business Premises: England and Wales, the Landlord will consider alternative lease terms. Variations of lease terms may affect the level of rent proposed. A copy of the Code can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or via the Royal Institution of Chartered Surveyors, Tel: 0207 334 3806.

## VIEWING ARRANGEMENTS AND FURTHER INFORMATION

Strictly by appointment with the sole agents:

Lewis J Smith  
 Ashley Smith Chartered Surveyors,  
 Oakmere, Belmont Business Park, Durham DH1 1TW

Tel: 0191 384 2733  
[lj@ashleymith.co.uk](mailto:lj@ashleymith.co.uk) / [info@ashleymith.co.uk](mailto:info@ashleymith.co.uk)

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### PLEASE READ THE FOLLOWING SUBJECT TO CONTRACT

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

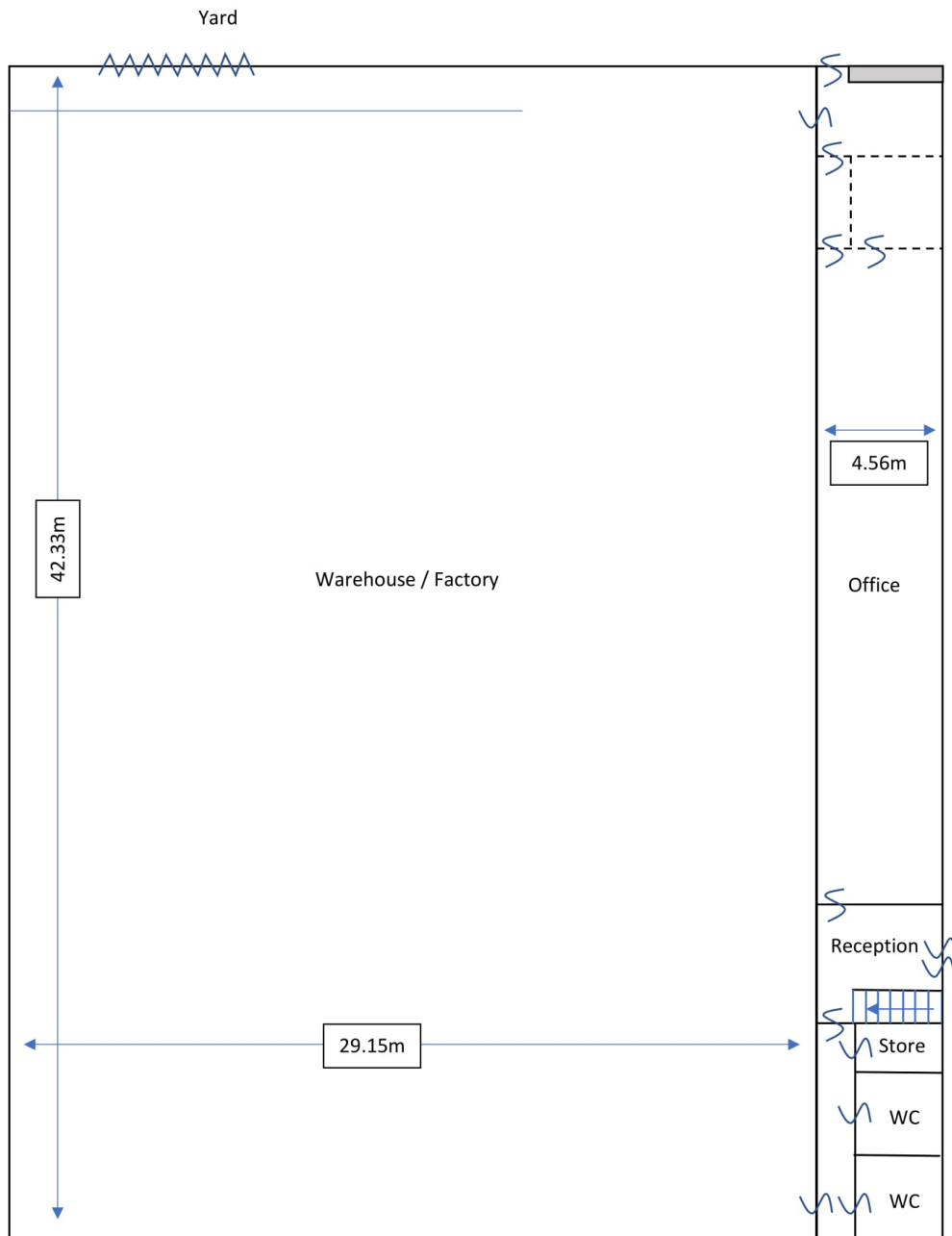
The VAT position relating to the property may change without notice.

The Vendor does not make or give, and neither Ashley Smith Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

All statements contained in these particulars as to this property are made without responsibility on the part of Ashley Smith Chartered Surveyors.

Unit 2 Lambert Road, Armstrong Industrial Estate, Washington NE37 1QP

Ground Floor



First Floor 4.56m by 42.33m

Approximate dimensions. Not to scale. For illustrative purposes only.



