



## Industrial in NE63

Jubilee Industrial Estate, Ashington,  
Ashington, Northumberland, NE63 8UB

# £8,400

Allocated parking

## Property features

- ✓ 52 sq m (approx. 560 sq ft) industrial unit
- ✓ Secure gated site with monitored
- ✓ Roller shutter door plus separate pedestrian entrance
- ✓ Power and lighting installed
- ✓ EPC Rating A

## Key Information

- ✓ EPC Rating: A
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

FIRST MONTHS RENT FREE!

Available to Let – 52 sq m (approx. 560 sq ft) industrial unit situated on the popular Jubilee Industrial Estate. The unit offers a versatile open workspace with power and lighting, WC facilities, roller shutter access and a separate pedestrian entrance door. Ideal for a variety of light industrial, workshop or storage uses.

The ground floor section of this unit has been split to create work space with a separate office space. Stairs from the ground floor lead up to the mezzanine floor that offers addition space for Storage etc.

Externally, the site provides good access for loading and parking.

Price: £8,400

Property Type: Industrial

Business Type: Other/Unspecified

Internal Size: 560 Square Feet

External Size: 560 Square Feet

Parking: Allocated

Construction materials: Steel frame construction

Roofing type: Metal roofing

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## External Overview

Located within the established Jubilee Industrial Estate, the unit sits within a secure gated compound benefiting from monitored CCTV across the site. The block features multiple similar units, each with roller shutter access and pedestrian entrance doors, providing practical access for loading and deliveries. The estate offers generous external space for manoeuvring vehicles, parking and loading bays, making it ideal for small business operations, workshop use or storage purposes.



## Internal Overview

The unit offers a clean, internal workspace with a concrete floor and painted block walls, suitable for a range of uses. The space benefits from power and lighting throughout, along with a roller shutter access point and a separate internal WC. Kitchen/Office area and second floor. Ideal as a workshop, light industrial or secure storage unit.



## Lease Terms

Available by way of new lease.



## EPC

Available upon request (rating E).



## Rateable value

Current rateable value £3,500 (1 April 2026 to present).

Sourced from VOA.



## Additional Information

For further information please contact our Ashington office direct on 01670 568096, or alternatively via e-mail on [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92-100) <b>A</b>                           | 101                                                                                                           | 101       |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC  |           |

Jubilee Industrial Estate, Ashington, Ashington, Northumberland, NE63 8UB

Contact your local branch today for more information on this property:

**95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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