



## Industrial in NE63

Alexandra Enterprise Centre, Jubilee  
Industrial Estate, Ashington,  
Northumberland, NE63 8UB

**£13,500** Per Annum (+VAT)

Allocated parking

## Property features

- ✓ VAT applicable
- ✓ Approx. 2,680 Sq Ft
- ✓ Additional Side Land Available by Separate Negotiation
- ✓ Well-Presented Commercial Unit
- ✓ EPC Rating E

## Key Information

- ✓ EPC Rating: E
- ✓ Heating supply: No Heating
- ✓ 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

Pattinson Estate Agents are pleased to bring to the market this well-presented commercial unit, located within Alexandra Enterprise Centre on the established Jubilee Industrial Estate.

The unit extends to approximately 2,680 sq ft and provides a spacious, versatile open-plan commercial area suitable for a range of business uses, subject to any necessary consents. Internally, the unit is well maintained and benefits from its own kitchen facilities and WC.

Access is provided to the front via a large roller shutter door, together with a separate pedestrian entrance. Allocated parking is also provided with the unit.

A further pedestrian entrance to the side provides direct access to an adjoining strip of land. This additional land can be included within the lease by separate negotiation for an additional monthly rent, providing useful external space for businesses requiring additional storage, yard or operational space.

The property is available on flexible lease terms, with early viewing recommended.

Electric - Metered

Water - Metered

Service charge payable

Price: Per Annum (+VAT) £13,500

Property Type: Industrial

Business Type: Other/Unspecified

Internal Size: 2680 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

Source of flood: Other

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

Restrictions: No

Required access: No

Heating: No Heating

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

Externally, the unit benefits from allocated parking and access via a large roller shutter door with a separate pedestrian entrance. To the side of the building is an additional pedestrian entrance providing access to a substantial strip of land extending to approximately 541m<sup>2</sup>. This additional land is available by separate negotiation for an additional monthly rent.



## Internal Overview

Internally, the unit provides a spacious open-plan commercial area with a painted concrete floor, good natural light and overhead lighting. The accommodation is well presented throughout and includes a fitted kitchen area with sink and storage units, together with separate WC facilities.



## Lease Terms

By way of new lease.



## EPC

TBC



## VAT

We are advised the property is VAT registered.

## Additional Information

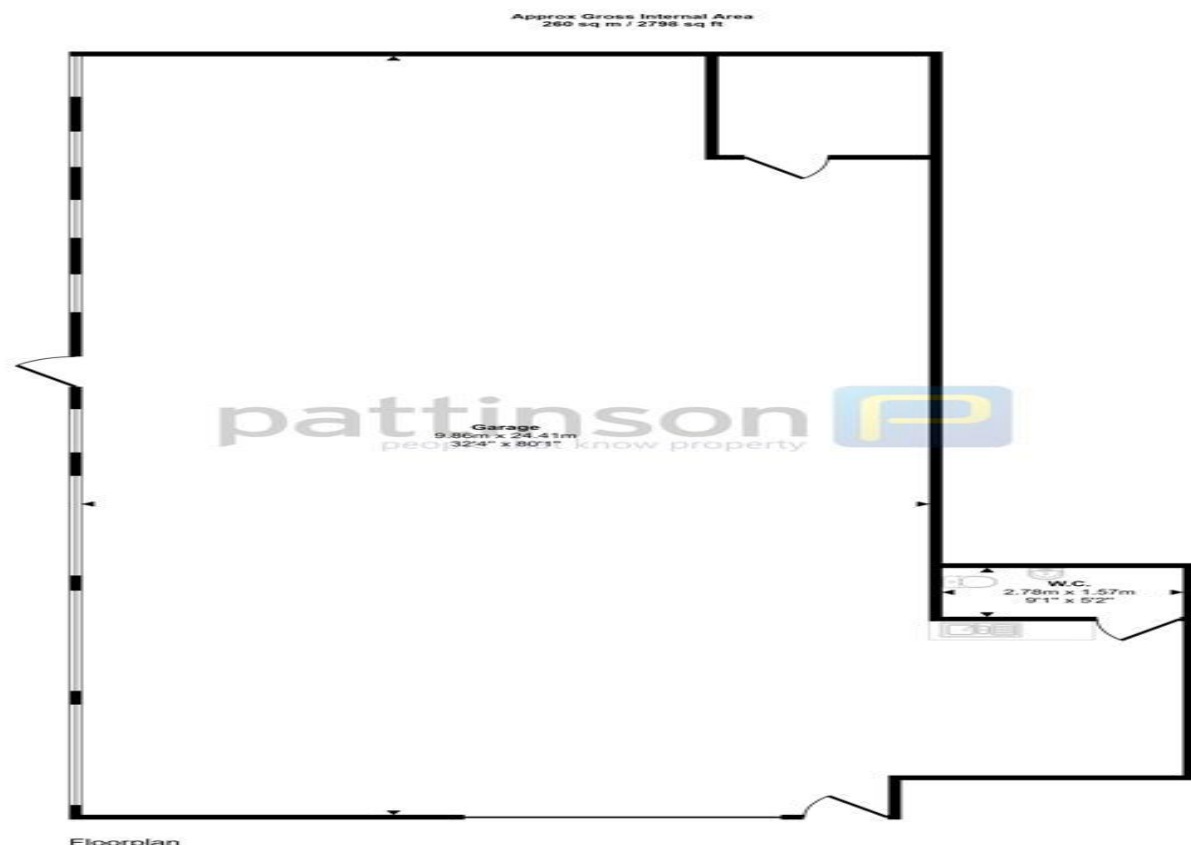
For further information please contact our Ashington office direct on 01670 568096, or alternatively via e-mail on [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial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



## Additional Land

An additional area of land is available to the side of the unit, secured by steel security fencing. The land can be accessed directly from within the unit via a pedestrian door, with separate external access available from the left-hand side of the building. The land is available by separate negotiation for an additional monthly rent.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-100) <b>A</b>                           |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 45                         | 45        |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England, Scotland & Wales                   |                            |           |
|                                             | EU Directive<br>2002/91/EC |           |

Alexandra Enterprise Centre, Jubilee Industrial Estate, 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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