



## Industrial in NE63

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

**£22,200** Per Annum (+VAT)

Allocated parking

## Property features

- ✓ VAT applicable
- ✓ Well-Presented Commercial Unit
- ✓ Kitchen Facilities
- ✓ WC Facilities
- ✓ Established Jubilee Industrial Estate Location

## Key Information

- ✓ 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

PROMINENT MAIN ROAD POSITION WITH HIGH LEVELS OF PASSING TRAFFIC – SPACIOUS 4,008 SQ FT COMMERCIAL UNIT WITH EXCELLENT BUSINESS EXPOSURE!

An excellent opportunity to lease this well-maintained commercial unit, offering approximately 3,953 sq ft of versatile open-plan space. Ideally positioned on a busy main road, the property benefits from excellent visibility and passing traffic, making it a great option for businesses looking to establish themselves in a highly visible location.

The unit is suitable for a wide range of commercial uses, subject to any necessary consents, and benefits from a large roller shutter door to the front, alongside a separate pedestrian entrance. Internally, the space is well maintained and includes its own kitchen facilities and WC.

Externally, there are three allocated parking bays.

Electricity and water are separately metered and billed monthly, with a monthly service charge also applicable.

Available on flexible lease terms, with early viewing highly recommended.

Price: Per Annum (+VAT) £22,200

Property Type: Industrial

Business Type: Other/Unspecified

Internal Size: 3954 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

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## External

The Unit occupies a prominent position overlooking a busy main road, benefiting from high levels of passing traffic and excellent visibility for businesses. Access is provided via a large roller shutter door to the front, alongside a separate pedestrian entrance. The unit also benefits from three allocated parking bays.



## Internal

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.

## Ratable Value

NOT CURRENTLY LISTED TBC

## 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.



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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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