



## **To Let**

**NE38 0AE**

### **Unit 7 Tilley Road Crowther Industrial Estate, Washington**

- **11,960 sq ft (1,111 sq m)**
- **Fully refurbished unit**
- **Good access to A1(M), A194(M) and A1231**
- **Two storey offices**
- **Well established location**

**SUBJECT TO CONTRACT**

**Contact: Nick Atkinson  
Email: [nick@htare.co.uk](mailto:nick@htare.co.uk)  
Direct Tel: 0191 245 3011**

**HTA Real Estate  
Floor A,  
Milburn House,  
Dean Street,  
Newcastle upon Tyne  
NE1 1LE  
T: 0191 245 1234**

## Location

Crowther Industrial estate is centrally located with good access to the region's main road network, including the A1(M), A194(M) and the A19.

Tilley Road is close to the main estate entrance off the A1231. The estate is well established and popular with manufacturing, engineering and warehousing occupiers.

## Description

The property comprises a semidetached industrial unit of steel frame construction with brick and block walls to dado level with insulated metal sheeting above. The roof is flat and made up of a metal deck with mineral felt covering. Internally the warehouse has a clear eaves height ranging from 5.3m to 5.7m.

The property benefits from office accommodation over two floors and the warehouse is served by an electric roller shutter door, measuring 4.6m wide by 4.8m high.



Unit 7 First Floor Office

## Accommodation

	<b>Sq ft</b>	<b>Sq m</b>
Offices Ground	1,388	128.94
Offices 1st	1,585	147.24
Warehouse	8,987	834.92
<b>Total</b>	<b>11,960</b>	<b>1,111.10</b>

## Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£65,800** per annum exclusive.

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of **£44,750**. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

## Services

We understand that the property is connected to all mains services.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The property has an EPC Rating of E(116). A copy of the certificate is available on request.

## Viewing

Via HTA Real Estate

Contact: Nick Atkinson      Russell Taylor  
Email: [nick@htare.co.uk](mailto:nick@htare.co.uk)      [russell@htare.co.uk](mailto:russell@htare.co.uk)  
Tel: 0191 245 3011      0191 245 3012

Or joint agent Naylor's Gavin Black on 0191 232 7030







