



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/May Let

MODERN ENGINEERING WORKS & OFFICES

**2A SPIRE ROAD, GLOVER INDUSTRIAL ESTATE,
WASHINGTON, NE37 3ES**

2,422.95m² (26,081 sq ft) on 1.251 ha (3.09 acres)



- Rare opportunity to acquire freehold premises
- Sought after industrial estate
- 5 tonne travelling crane
- Up to 450KVA available
- Useful expansion land

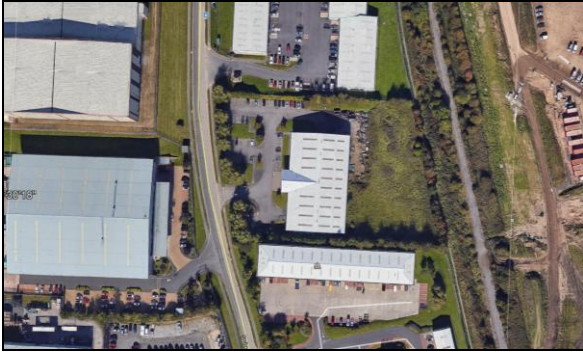
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Location

Washington is well positioned to serve the main population centres in the North East being 9 miles south west of Newcastle upon Tyne, 6 miles west of Sunderland and 13 miles north of Durham. Designated a new town in 1964 Washington has a resident population of 67,000 and is in the district of Tyne & Wear.

The town benefits from excellent road communications lying between the major arterial roads of the A1(M) located approximately 2.5 miles to the west and the A19 located approximately 1.5 miles to the east.

Glover Industrial Estate is well located 1.8 miles to the north of Washington town centre and benefits from excellent access to the A1231 which is approximately half a mile to the south via the A195/A129. The Nissan motor manufacturing plant is approximately 1 mile from the property to the east.



Description

Dating from 1998 the premises comprise a purpose-built engineering factory together with offices and ancillary accommodation. The premises are of steel portal framed construction to an eaves height of 6.06m. The building is clad to the side and rear with insulated profile metal sheet cladding. The frontage incorporates feature glazed panelling and brick finishes. The roof is also covered with lined plastic-coated metal sheeting incorporating translucent panels. The concrete floor has channels for power supply to machinery installed on a grid basis. There are two electrically powered roller shutter doors giving access to the property.

Accommodation

Description	M ²	(sq ft)
GF factory	1857.96	(19,999)
GF offices & ancillary canteen & toilets	282.11	(3,037)
FF ancillary offices & staff facilities & toilets	282.89	(3,045)
Total	2,422.95	(26,081)

A Demag 5 tonne travelling crane is installed serving the rear section.

On a site of 1.251 ha (3.09 acres) – allowing room for expansion to the rear.



Services

The property benefits from water, mains sewer drainage, three phase electricity (up to 450KVA available, 150KVA at present). No tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

The premises are rated as: -

Factory & Premises

RV £101,000

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

An Energy Performance Certificate (EPC) is available upon request.

Tenure

The property is offered freehold or alternatively a new full repairing and insuring lease can be created subject to covenant.

Price

Offers in excess of £1.3m are invited for the freehold.

Rent

On application.

VAT

All rents and prices are quoted exclusive of VAT (if applicable).

Legal Costs

In the event of a letting, the ingoing tenant is to be responsible for the landlord's reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the joint agents: -

Michael Steel & Co
Richard Barker

Tel: 0113 234 8999
richard@michaelsteel.co.uk

Connect Property
Jonathan Simpson

Tel: 01642 602001
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Our Ref: 2546/A/RB
March 2018

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.