



Secure Storage To Let on Flexible Terms

**Ronbar Storage
1&2 Crowther Industrial Estate
Washington NE38 0AQ**

- 10,000 ft² up to 116,497 ft²
- Covered storage on a secure site
- Up to 11m eaves height
- Access to offices and amenity if needed
- Competitive rents and flexible lease terms
- Ideal for contract led requirements
- Excellent access to A1(M)

SUBJECT TO CONTRACT

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Location

The subject property is located on Crowther Industrial Estate in Washington, an established and popular industrial estate. Washington is one of the prime industrial locations in the North East and is home to the Nissan Sunderland Plant which employs over 6,000 people and thousands more in the local supply chain.

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.

Description

The property comprises large former manufacturing facility. The property is of steel framed construction with the original building having a felt/ bitumen roof with the newer extension being an insulated profile metal roof.

The available space comprises 3 bays of storage with a clear internal height of 5m to eaves and 5.5m to the apex. The space is available as a whole or in part, with access via 2 roller shutter doors measuring 5m wide by 5.4m high.

Additional storage available in a modern high bay warehouse on the Unit 2 site with 11m eaves height.

Access can be given to the office block for amenity and administration space if required.



Unit 2 High Bay Warehouse

Terms

Variable unit sizes available by way of flexible lease terms with competitive rents. Further details available on application.

Accommodation

	sq m	sq ft
Warehouse 1	5,368.24	57,783
Warehouse 2	4,032.90	43,410
Unit 2 High Bay	1,421.75	15,304
Total GIA	10,822.89	116,497

Business Rates

The leased area could be assessed for business rates or let on a rates inclusive basis.

Energy Performance Certificate (EPC)

The subject area to be assessed for EPC.

Services

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

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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