



SUMMARY

- Roller shutter door
- Excellent road links
- Ample car parking provisions
- Generous yard areas
- Located on the well established Armstrong Industrial Estate

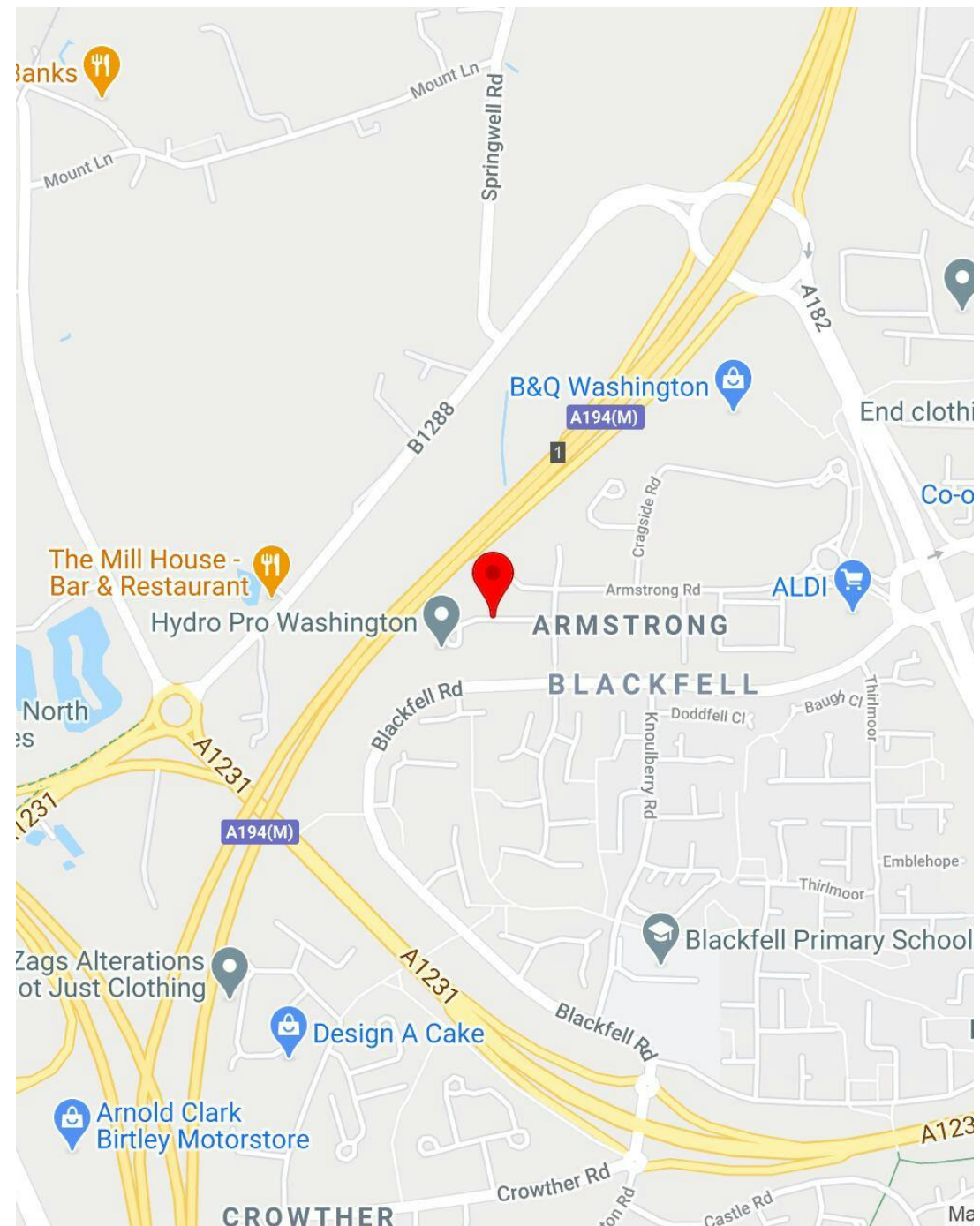
DESCRIPTION

The property comprises a multi-let industrial estate of 20 self-contained units arranged in 4 terraces around a cul-de-sac. The units are single storey of steel portal frame construction with brick elevations and glazed fenestration to the front elevations, surmounted by a flat metal decked and felted roof. Access is provided via a roller shutter doors leading to the rear warehouse area. A front door provides access to the office/trade counter area. Externally the property benefits from parking to the front of the units and the estate is secured by a steel palisade fence.



LOCATION

The property is situated on Whitworth Road, approximately 3 miles north west of Washington town centre. The estate benefits from easy access to the A182 Washington Highway. This in turn connects with the A194(M) 0.5 miles north of the subject property, and subsequently the A1231 Sunderland Highway and the A1(M) approximately 2 miles to the south. Neighbouring uses include industrial, trade park and retail warehouse, with residential development bordering the estate to the south. The Armstrong Retail Park is found to the north of the estate and is anchored by B&Q. Other notable occupiers in the location include Carpetright, Acorn Laser and Expert Tooling and Automation.



Whitworth Road, Washington, NE37 1PP



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AVAILABILITY

DESCRIPTION

Unit 8
Unit 18
Unit 20

SIZE

3,050 sq ft
3,050 sq ft
6,236 sq ft

RENT

£1,780 /month
£1,780 /month
£3,118 /month

SERVICE CHARGE

£76 /month
£76 /month
£159 /month

TO ARRANGE A VIEWING, PLEASE CONTACT



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