

Crowther Industrial Estate Washington

Available to Let
Warehouse
2,461 – 12,351 sq ft



Access to the A1(M) / A19



Loading doors



On-site parking



Gated access with perimeter fence



One way road system



Potential for trade park use

Crowther Industrial Estate

Phoenix Road Crowther Industrial Estate Washington NE38 0AD



Description

The estate offers self-contained industrial units of steel framed construction and brick elevations. These units also offer loading doors to the main production area, three phase electricity and on-site car parking.

Location

Crowther Industrial Estate is located to the north west of Washington adjoining the A1231, providing rapid access to both the A1(M) and A19.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

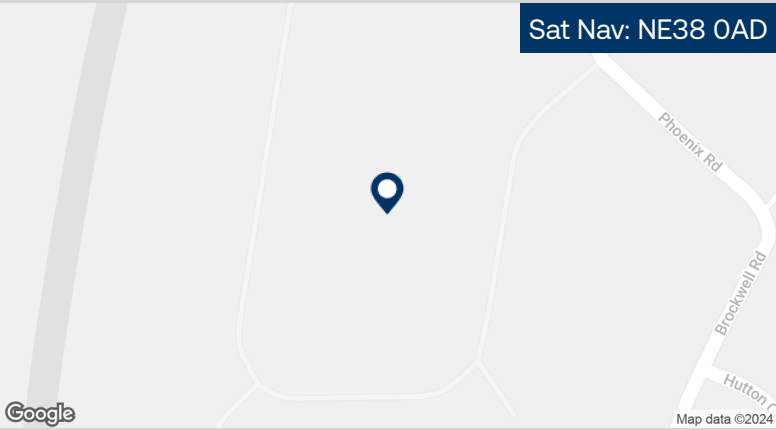
Please contact:

Mileway

Craig Johnson
northeast@mileway.com
0191 3130440

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

[mileway.com](https://www.mileway.com)



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 5	Warehouse	2,463	01/04/2025	£1,345 PCM
Unit 18	Warehouse	2,461	01/04/2025	£1,345 PCM
Unit 25	Warehouse	2,484	Immediately	£1,345 PCM
Unit 30 & 31	Warehouse	4,943	Under offer	£2,500 PCM
Total		12,351		

Mileway