TO LET

Industruial Unit - Available Soon

A well-presented industrial unit, benefiting from dedicated yard space, WC facilities, office accommodation and on-site parking within one of Ashington's most established business locations.

Size	5949 sq ft
Rent	£37,375 p.a
Term	Min 3 years
EPC	C
Service Charge	£5,399.97 p.a
Insurance	£652.94 p.a



Unit 5, Birchwood Way

Ashwood Business Park,
Ashington, NE63 0XD

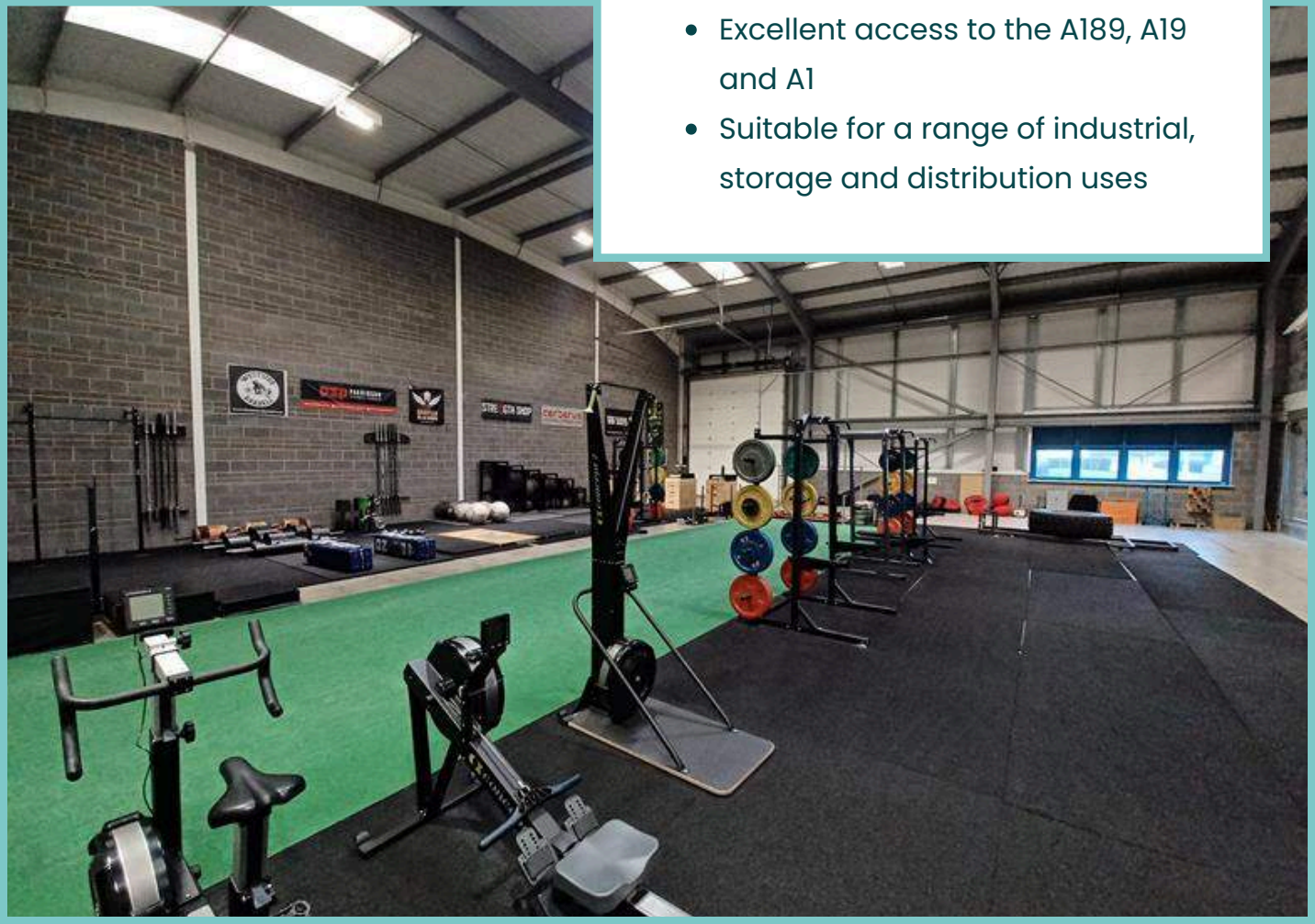
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KEY FEATURES:

- Dedicated yard/loading area
- Large mezanine
- Office accommodation
- Internal WC facilities
- On-site parking
- Established industrial location
- Excellent access to the A189, A19 and A1
- Suitable for a range of industrial, storage and distribution uses



DESCRIPTION & ACCOMMODATION

Unit 5, Birchwood Way comprises an industrial unit extending to approximately 5,949 sq ft, offering flexible accommodation suitable for a range of business occupiers.

The property benefits from a dedicated yard/loading area, substantial mezzanine accommodation, office space, internal WC facilities and dedicated on-site parking.

The unit provides a versatile working environment capable of accommodating manufacturing, storage, warehouse, trade counter and distribution operations, with the layout allowing occupiers to adapt the space to suit their specific business requirements.

The property is situated within a well-established commercial estate and presents a rare opportunity to secure large, modern industrial accommodation in a sought-after location.

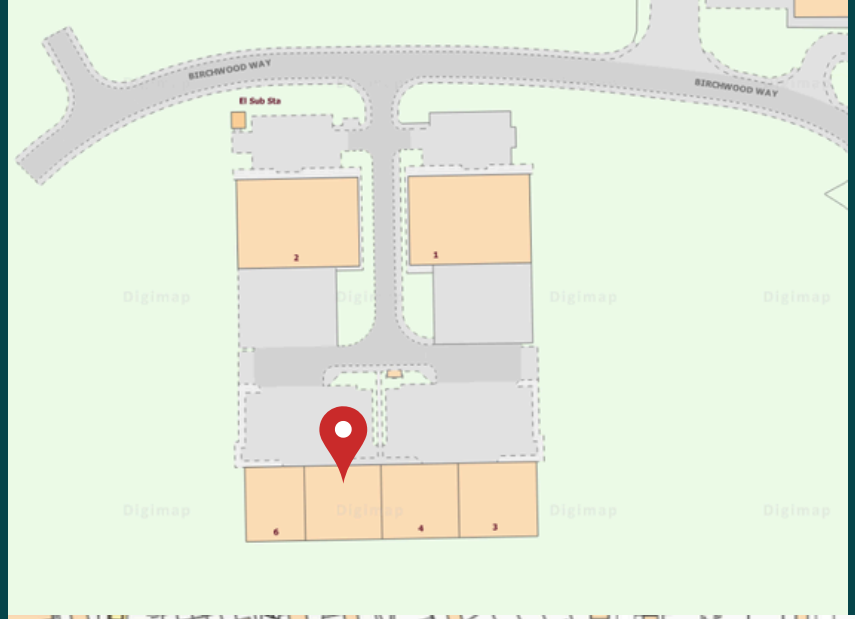
Location

The property is located on Ashwood Business Park, Ashington, a well-established industrial and business destination within Northumberland.

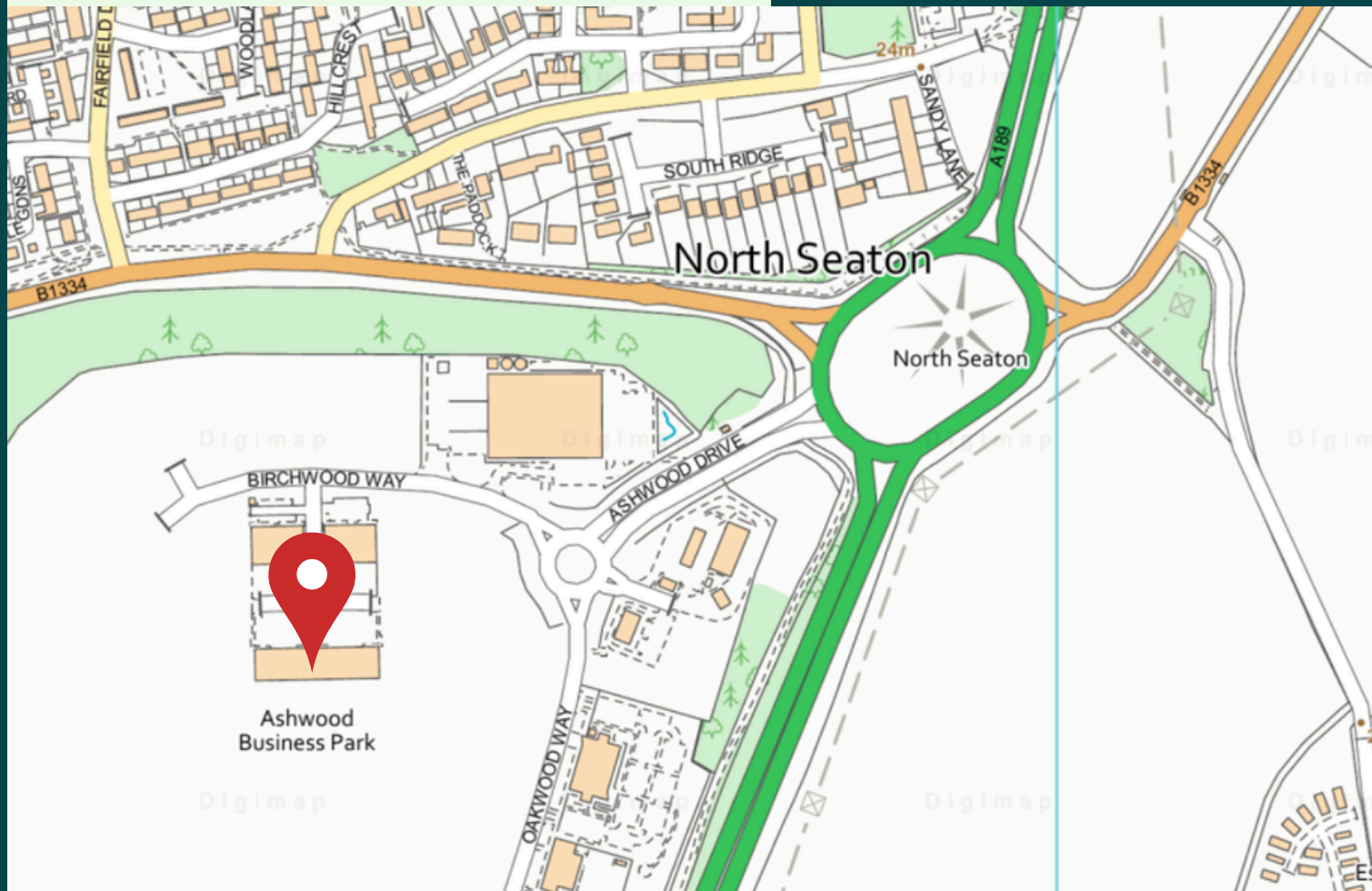
The estate benefits from excellent connectivity, with direct access to the A189 Spine Road, providing convenient links to the A19, A1(M) and the wider regional motorway network. Ashington town centre is located nearby, offering a range of retail, leisure and amenity provision for occupiers and employees.

The estate is home to a diverse mix of commercial occupiers, reinforcing its reputation as a popular and established business location within the North East industrial market.

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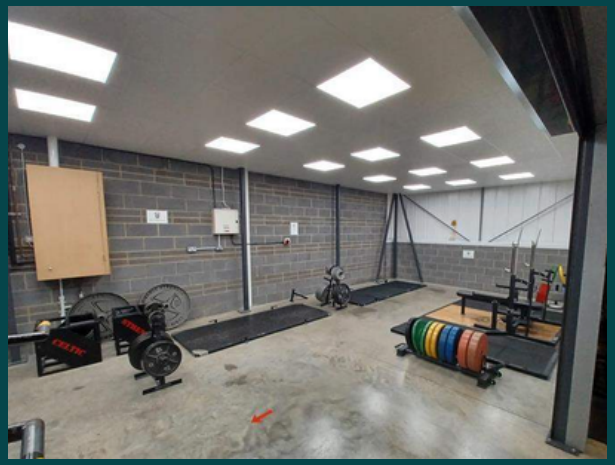


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Get In Touch

For further information or to arrange a viewing, please contact Advance Northumberland Commercial.







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