

# Armstrong Industrial Estate

Armstrong Industrial Estate Washington NE37 1LH

Warehouse | 5,060 ft<sup>2</sup>



Good access to A1(M)  
& A19



Three-phase  
electricity



Loading door to  
production area



On-site parking

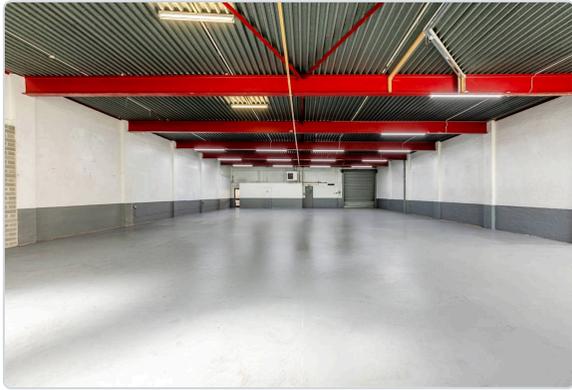


24-hour access



Office  
accommodation

Available to Let



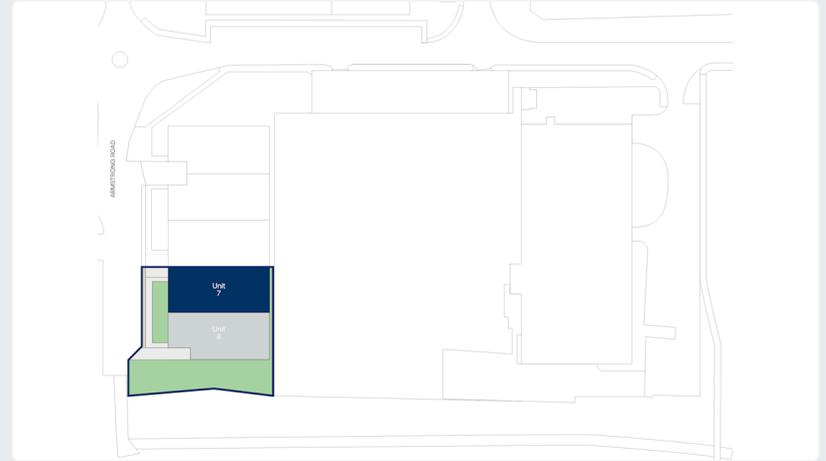
## Description

The unit is one of 4 units, each having brick external elevations, with office accommodation to the front. The production areas have metal deck roofs laid on steel trusses. The property includes: Loading door to main production areas, three phase electricity, office accommodation, on site car parking and mains gas with gas fired blown air heaters to main production areas.

## Location

Washington New Town is ideally situated between the A1 (M) and A19 providing easy access to the North East region. Newcastle, Sunderland and Durham are within 15 minutes drive time and Teesside is within 30 minutes.

Armstrong Industrial Estate is located to the North West of Washington adjoining the A182 providing rapid access to both the A1 (M) and A19. Washington Town Centre lies less than one mile to the South East. The properties are close to a new B&Q Superstore and ALDI.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 7	Warehouse	5,060	Immediately
Total		5,060	

## Further information

**EPC** Terms  
**E.** Available on new full repairing and insuring leases.

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

[Book a viewing](#)

**Mileway**

Edward Harriman  
 northeast@mileway.com  
 0191 3130440



Tobi Morrison  
 Tobi.Morrison@naylorsgavinblack.co.uk  
 0191 211 1564

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