

# Hutton Close

Crowther Industrial Estate Washington NE38 0AB

Warehouse | 2,997 ft<sup>2</sup>



Access to the A1(M) / A19



Loading doors

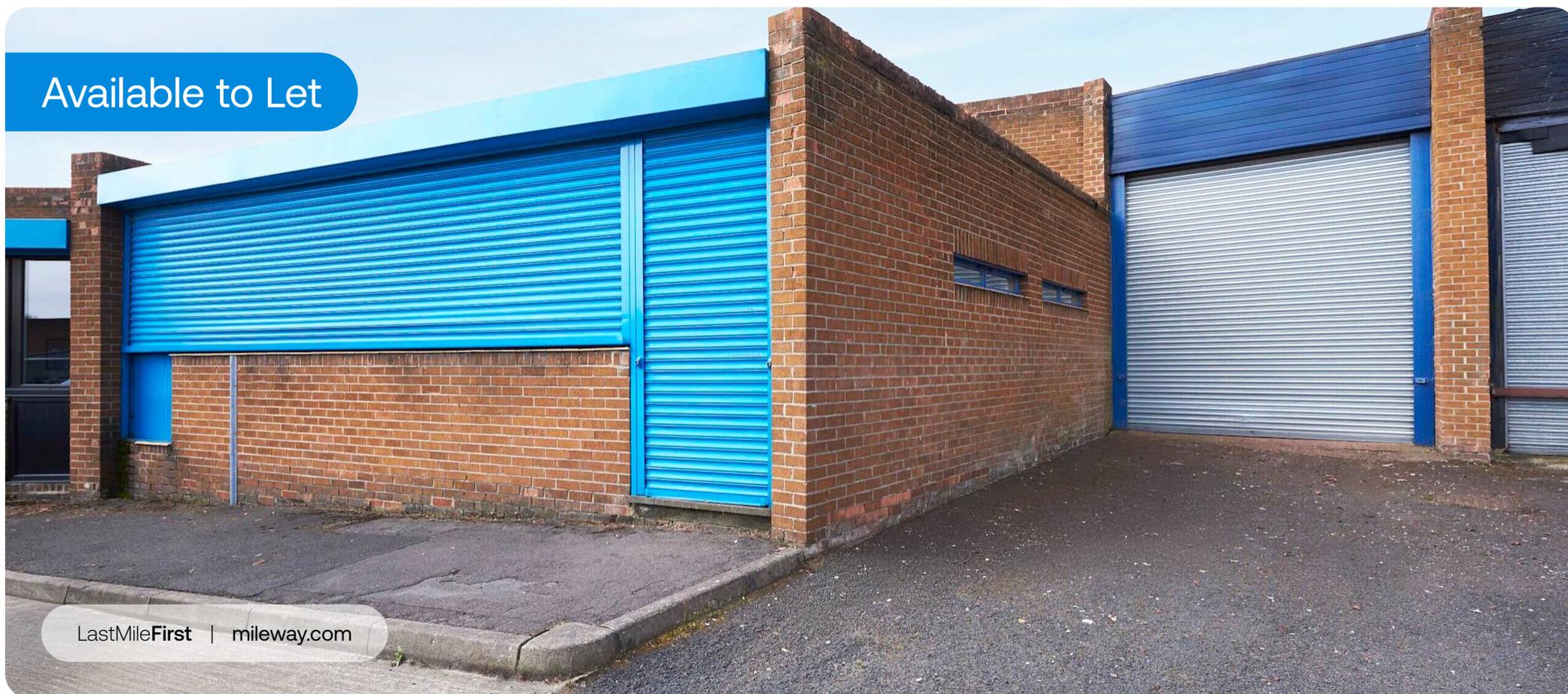


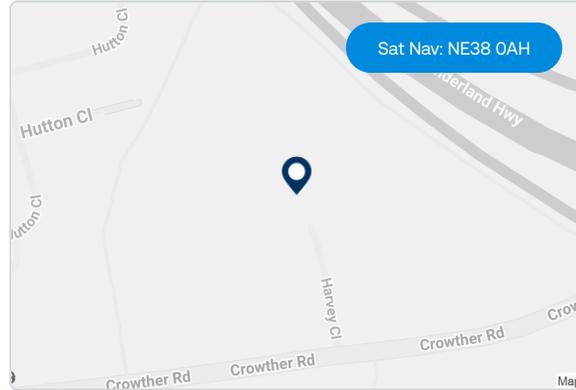
On-site parking



24-hour access

Available to Let





## Description

The premises have brick external elevations with production areas and with separate office accommodation to the front.

## Location

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

## Further information

**EPC C.** Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**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.

[Book a viewing](#)

# Mileway

Marius Mugiraneza  
northeast@mileway.com  
0191 3130440

## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 56 - Hutton Close	Warehouse	2,997	Immediately	1,610
Total		2,997		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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.