



Units 8-11 Jubilee Industrial Estate, Ashington, Northumberland NE63 8UB

- Three industrial units within secure gated site
- Units from 280 to 377 sq. ft. available
- Lighting, power points, and WC facilities included
- Secure roller shutter doors
- Excellent access via A189 to A19 and A1(M)
- Eligible for Small Business Rates Relief, potentially zero rates
- Suitable for a range of industrial and commercial uses
- Established industrial location near Ashington town centre

Rents from £5,400 per annum

COMMERCIAL

Location

The unit is located within Jubilee Industrial Estate an established industrial location in Ashington on the edge of the town centre. The position has great access to the wider Northumberland North East conurbation via the A189 spine road which provides dual carriageway access to both the A19 and A1(M).

Description

Three well-presented industrial units available to rent within a secure, gated site. The units are of steel portal frame construction with blockwork walls and a metal profile sheet pitched roof, providing practical and durable accommodation.

Internally, each unit offers open-plan space suitable for a range of uses (subject to the appropriate use class), including storage, light industrial, or workshop purposes.

Access is via a single door or large single roller shutter door at the front, allowing for convenient loading and unloading. The units are fitted with lighting and power points, and each benefits from WC facilities.

The units provide straightforward, functional space within a secure setting, suitable for a variety of occupiers.

Description	Floor Area		Rent
Unit 9	26 sq. m.	280 sq. ft.	£5,400
Unit 10	26 sq. m.	280 sq. ft.	£5,400
Unit 11	35 sq. m.	377 sq. ft.	£6,000

Tenure

Leasehold – A new FRI (full repairing and insuring) lease is available, terms and conditions to be agreed.

Viewing

Strictly by appointment through this office.

Rateable Value

As the RV's are all below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I436 (Version 1)

Prepared 30th March 2026

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573