

to let



The industrial property specialists

**UNIT 14
WALTON ROAD
PATTINSON NORTH INDUSTRIAL ESTATE
WASHINGTON
NE38 8QA**



- SELF CONTAINED DETACHED WAREHOUSE WITH OFFICE ACCOMMODATION
- ESTABLISHED LOCATION WITH EXCELLENT ROAD NETWORKS
- GIA : 644.76 M² (6,940 SQ FT)
- RENT £32,000 PA (EXC)
- INCENTIVES AVAILABLE (SUBJECT TO TERM AND COVENANT)

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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

The property is located on the Pattinson North Industrial Estate, just to the south of the A1231 and its junction with the A19. The Estate benefits from excellent road connections with the A1231 linking the A1(M) in the west to the A19 in the east.

Washington town centre is approximately 1 mile to the west with Sunderland city centre approximately 6 miles to the east.

Exact location is shown on the attached plan.

DESCRIPTION

The property comprises a detached single storey, self-contained industrial unit, with car parking.

Constructed of steel portal frame design with a combination of blockwork and insulated cladding to all elevations and roof above.

The front elevation offers combination of glazed and insulated panels along with double entry pedestrian doors.

Internally the warehouse area benefits from concrete floors and overhead strip fluorescent lighting with an approximate eaves height of 3.7m (apex 6.1m).

Vehicular access to the unit is via a single automatic steel security roller shutter (3.75m * 3.2m).

The offices provide a selection of open plan and cellular accommodation which is fitted to a basic standard offering

suspended ceilings, surface mounted florescent lights and carpeted floors.

In addition to offices there is a reception, WC and welfare facilities. Storage rooms are located above the offices via a single staircase.

The site is open with soft landscaping to the boundaries.

There are 14 dedicated car parking spaces provided to the front and side of the building.

ACCOMMODATION

From onsite measurements the areas have been calculated as follows (GIA):

Warehouse	308.61m ²
Offices (Ground Floor)	178.39m ²
Offices (First Floor)	157.76m ²
Total GIA	644.76m² (6,940 sq ft)

SERVICES

It is understood the site and premises benefit from all mains services including three phase electric, gas, water and drainage.

The warehouse is heated by two eaves mounted Combat hot air blowers. Within the offices a wet radiator heating system is operating from a single combi boiler.

(It is recommended that all interested parties contact the

local service providers to ensure that the services are operational.)

BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at RV £24,250.

TENURE

The accommodation is available on new FRI leases for a term of years to be agreed.

RENT

£32,000 p.a. (exc)

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

Full details available upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

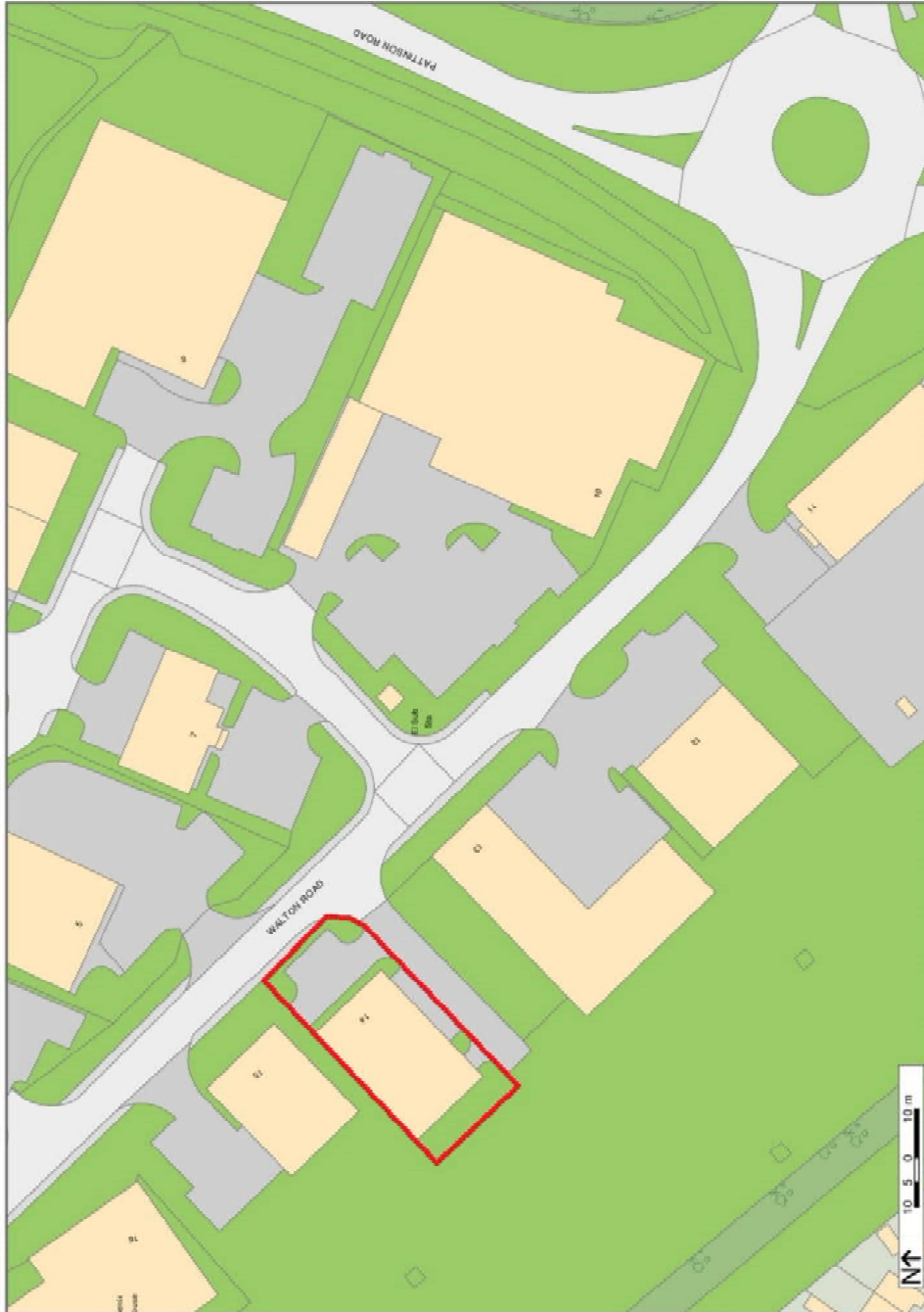
james.pain@frewpain.co.uk

July 2016

Unit 14, Walton Road, Pattinson
North, Washington, NE38 8QE

Map Information
Scale 1:1250
Date 19/05/16
Reference
Order No: 1679693

FIND
PROFESSIONAL MAPPING INTELLIGENCE
Created at findmaps.co.uk

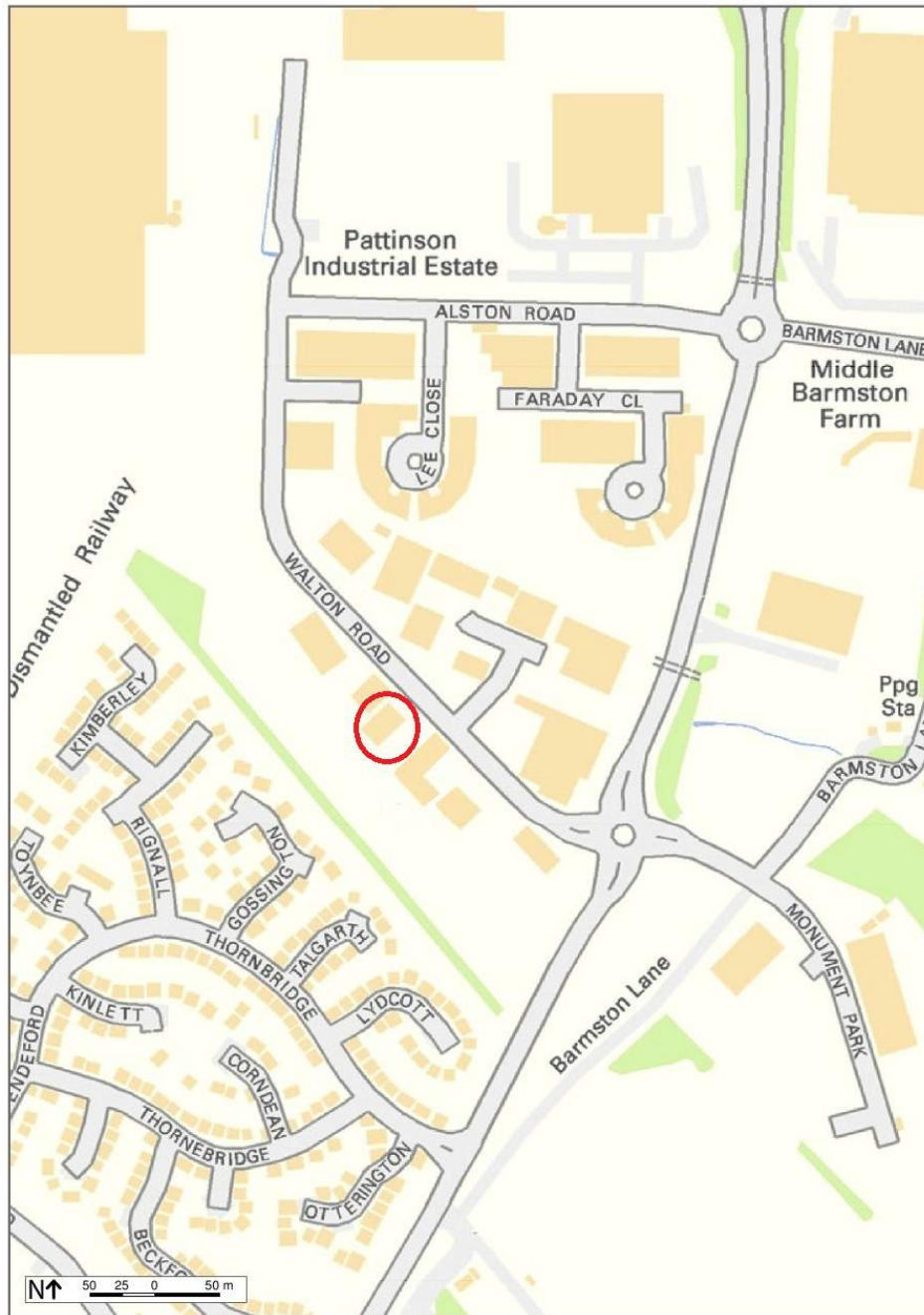


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Unit 14, Walton Road, Pattinson North, Washington, NE38 8QA

Map Information

Scale 1:4746

Date:

Reference

Order No:



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