

# to let

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



- SELF CONTAINED DETACHED WAREHOUSE / PRODUCTION UNIT WITH OFFICE ACCOMMODATION AND PARKING
- ESTABLISHED LOCATION WITH EXCELLENT ROAD NETWORKS
- GIA : 644.76 M<sup>2</sup> (6,940 SQ FT)
- RENT £45,000 PA (EXC) - INCENTIVES AVAILABLE
- AVAILABLE MARCH 2025

## 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 <sup>2</sup>
Offices (Ground Floor)	178.39m <sup>2</sup>
Offices (First Floor)	157.76m <sup>2</sup>

**Total GIA** **644.76m<sup>2</sup>**  
**(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 £28,500.**

## TENURE

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

## RENT

£45,000 p.a. (exc)

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE

### CERTIFICATE

C-68

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**

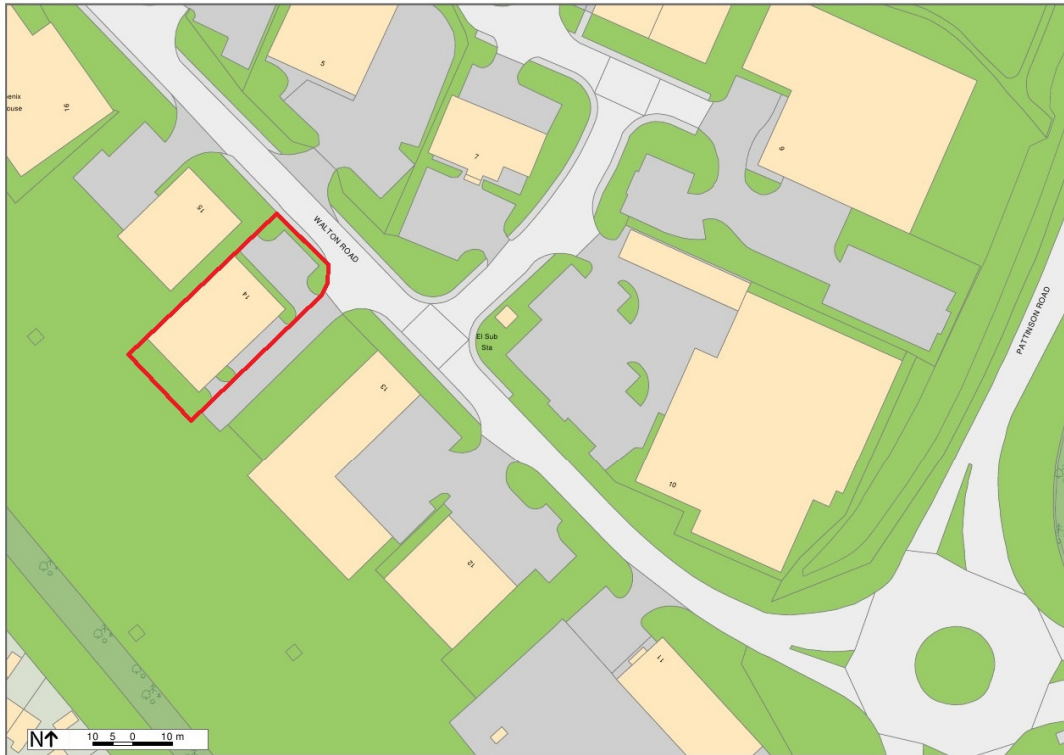
**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**Oct 24**





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

**Map Information**

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



© Crown Copyright 2016 OS 100047514

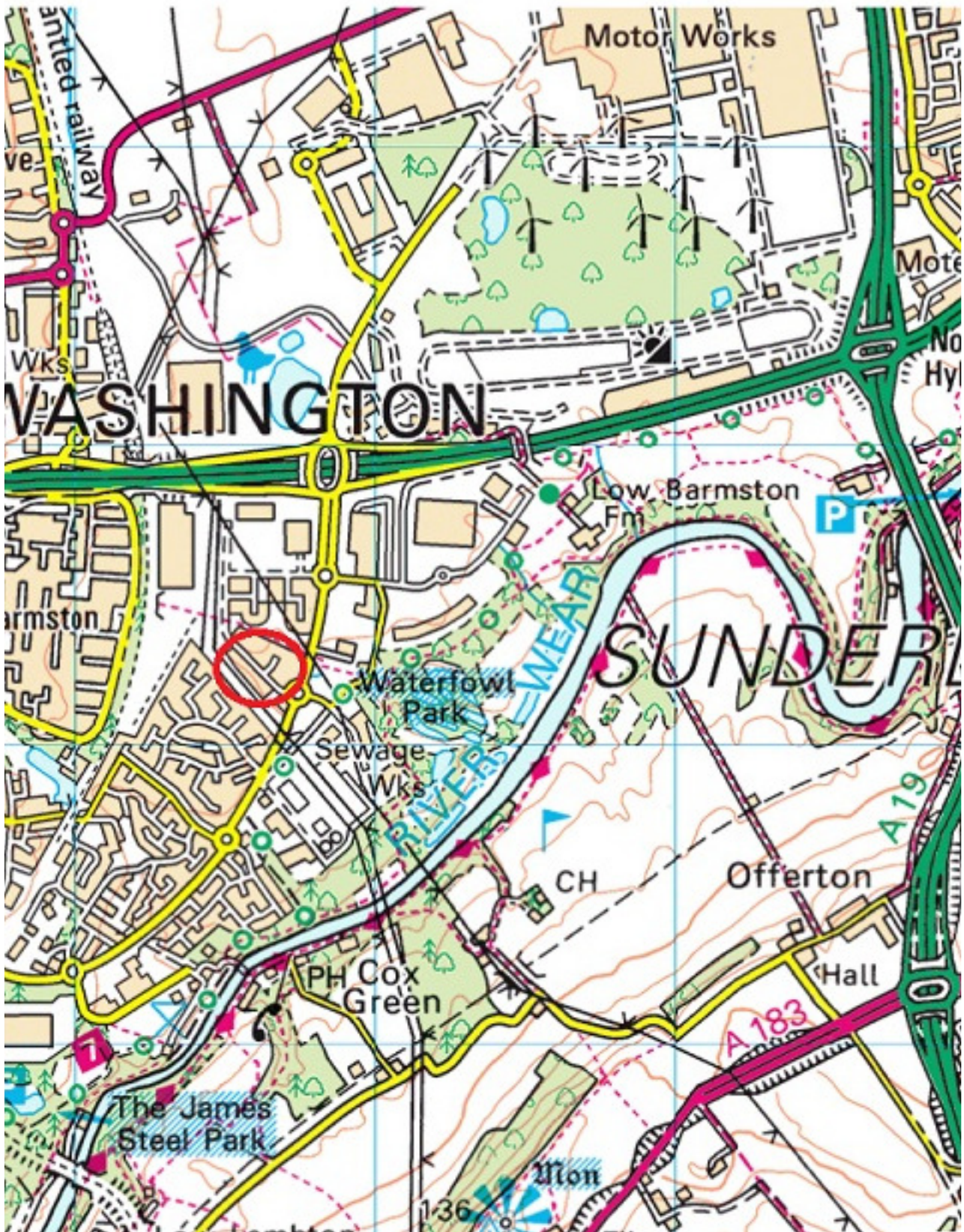


F492 Printed by Ravensworth 01670 713330

**www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk**

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.





F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.





F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.





F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.