



To Let / May Sell

**Units 15 & 16 Brindley Road,
Hertburn Industrial Estate,
Washington NE37 2SF**

SUBJECT TO CONTRACT

**Contact: Nick Atkinson
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- Semidetached industrial units
- Interconnected and available combined, or individual units
- New LED Lighting
- Unit 15 has cranes (10T & 2T) and secure compound
- Excellent location close to A1(M), A19 and A1231

HTA Real Estate
Floor A,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234

Location

Popular location close to the A1(M), Washington is situated approximately 6 miles south east of Newcastle upon Tyne, 4 miles west of Sunderland and 13 miles north east of Durham City. Brindley Road forms part of the Hertburn Industrial Estate, located in central Washington and accessed via the A1231 Sunderland Highway, providing easy access to the A1 and the A19.

Description

Unit 15/16 Brindley Road is an industrial building of steel framed construction with brick/block walls surmounted by metal profile sheeting under a shallow pitched metal decked roof supporting a felt covering.

Originally constructed as a semidetached block of two separate workshops, the units have been occupied as one with access created through the dividing wall, however this could be re-instated to create two units of circa 9,150 sq ft. The workshop areas of each unit are broadly similar with an internal clear height of 5.6 m. Access to each unit is by way of a roller shutter from the estate road. Each unit has ground floor offices to the western gable end and a mezzanine floor above.

Unit 15 has a secure dedicated compound to the south and two travelling cranes of 10T and 2T.



Accommodation

	M ²	Ft ²
Unit 15	755.65	8,135
Unit 15 Mezzanine	92.70	998
Unit 16	757.24	8,151
Unit 16 Mezzanine	92.92	1,000
Total GIA	1,698.51	18,284

Terms

Available by way of new full repairing and insuring leases for a term to be agreed. Consideration will be given to a freehold sale. Price on application.

Rent

Unit 15	£45,000 per annum
Unit 16	£42,000 per annum
15/16 combined	£85,000 per annum

Business Rates

Rateable Value (April 2023 List) £64,500.

Energy Performance Certificate (EPC)

EPC D(87) valid until 15th August 2034

Services

We understand that the property is connected to all mains services. All interested parties must however make their own investigations into service provisions.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate: -

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Contact: Nick Atkinson
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