



To Let

Unit 16
Walton Road
Pattinson Industrial Estate North
Washington
NE38 8QE

Modern Detached Industrial Unit
1,718.12 m² (18,494 sq ft)

- Well located warehouse close to A1(M) / A19
- Less than 1 mile from A1231 Sunderland Highway
- Two-storey office accommodation
- Staff amenities
- Mezzanine storage

Rent: £90,000 per annum

Your partners in property



Location

The property is situated on the Pattinson North Industrial Estate which lies approximately 1 mile West of Washington town centre within 1 mile of the A1231 Sunderland Highway.

The A19 trunk road lies within 2 miles to the east of the premises and the A1(M) approximately 3 miles to the west and therefore access to the region's main arterial routes is excellent.



Circa 1.5 miles to A19 / 3 miles to A1(M)



2 miles to Washington Galleries Bus Station



17.5 miles to Newcastle International Airport

Pattinson Industrial Estate North

Pattinson North Industrial Estate is a well-established estate boasting a range of well-known occupiers including Scania, Manheim and Asda's George clothing distribution warehouse.

The estate also sits in close proximity to The Galleries Retail Park offering a range of amenities including leisure / gym facilities and food outlets.

Specification

Unit 16 is a detached industrial unit with offices and staff amenities which benefits from the following specification:

- Steel portal frame construction
- Insulated steel sheet cladding and roof
- Concrete floor
- Loading via electric roller shutter door
- 3.7 m clear internal height
- Office accommodation over two storeys
- Mixture of open plan and modular office space
- Large mezzanine
- Dedicated parking provision

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £75,500 (effective 1 April 2026). For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.

Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M ²	Sq Ft
Warehouse	695.1	7,482
Mezzanine	465.9	5,015
Offices & Staff Amenities	557.4	5,996
Total	1,718.2	18,494

Energy Performance

An Energy Performance Assessment has been commissioned and is pending.



Terms

The unit is available by way of assignment of the current lease expiring 20 June 2029. The current passing rent is £90,000 per annum

Alternatively, the landlord may consider a new lease on terms to be agreed.

Anti-money Laundering Compliance

The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022.

For further information please visit www.legislation.gov.uk.

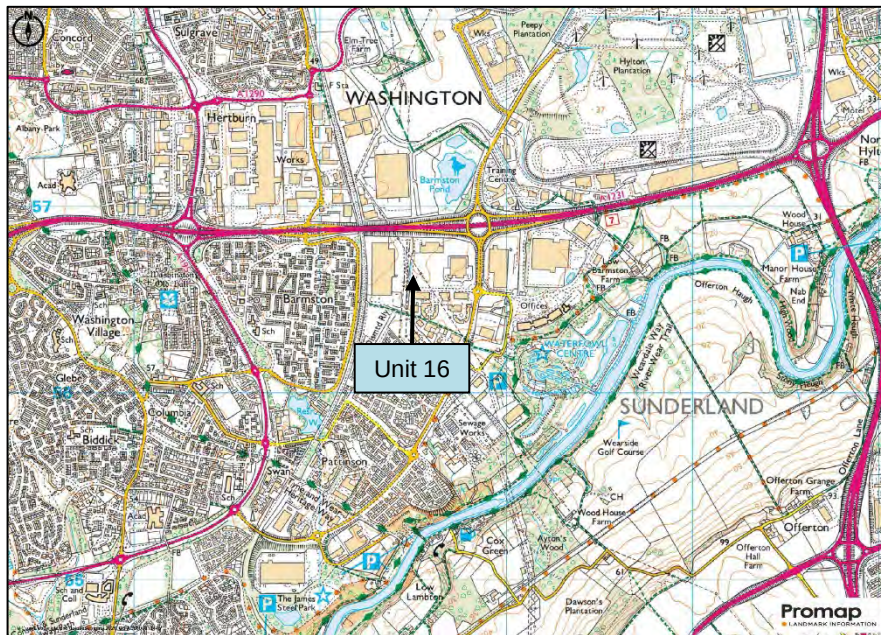
VAT & Stamp Duty Land Tax (SDLT)

VAT & SDLT will be payable on the property at the prevailing rates.

Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

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Particulars dated June 2026. Photos dated November 2025.

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