



Photo September 2021

To Let

Unit 22 Bentall Business Park Washington, NE37 3JD

- 3,396.32 sq m (36,558 sq ft)
- Modern unit with yard
- Excellent access to A1 and A19
- Within 2.5 miles of the Nissan car Plant
- To be fully refurbished
- £182,790 per annum exclusive
- Available March 2026

SUBJECT TO CONTRACT

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Location

The property is situated on Bentall Business Park within the Glover Industrial Estate in Washington. Bentall Business Park is well established with occupiers including Marelli, Hillary's Blinds, Faurecia and NG Bailey

The park is accessed from Glover Road with access from the A1231 Sunderland Highway via the A195. Access across the region is excellent with the A1231 located less than ½ mile to the south providing access to the A1(M) 5 miles to the west and A19 less than 3 miles to the east.

Sunderland City Centre is less than 7 miles to the east and Newcastle upon Tyne 9 miles to the north. The Nissan Car Plant is 2.5 miles to the east.

Description

The premises comprise a modern single-storey semi-detached industrial unit of steel portal frame construction.

The external walls are of brick and blockwork to dado level with insulated profile steel cladding above. The unit benefits from a pitched corrugated roof incorporating translucent panels.

The minimum eaves height in the warehouse area is 4.75m to the haunch rising to 7.8m at the apex and is accessed by two electrically operated roller shutter doors, both measuring 3.5m(w) x 4.8m(h). The warehouse is currently split into three separate bays by block work partitions, with additional roller shutters allowing access into each end bay.

To the front elevation of the property is a two-storey office block along with a glazed entrance atrium providing open plan and cellular offices, WC's and kitchen/canteen facilities

To the northern elevation is a secure yard area mainly laid with tarmac and bordered with metal palisade fencing. 28 car parking spaces are also provided to the front of the unit.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed a rent of £182,790 per annum exclusive

Accommodation

DESCRIPTION	SQM	SQFT
Warehouse	2,639.45	28,411
Ground Floor Offices & Amenity	398.36	4,288
First Floor Offices and Amenity	358.51	3,859
Total	3,396.32	36,558

Business Rates

The property in the 2023 Rating list at a Rateable Value of £117,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

Energy Performance Certificate (EPC)

The EPC rating is C (59). A full copy of the EPC is available on request.

Legals Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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Nick Atkinson - nick@htare.co.uk
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Or our joint agents Naylor's Gavin Black





