

Unit 33

Bentall Business Park

LOGICOR.EU

Washington, NE37 3JD

WHAT3WORDS: faster.nurses.goats

High quality industrial/warehouse unit

42,983 sq ft

To Let

Available now



LOGICOR

Unit 33

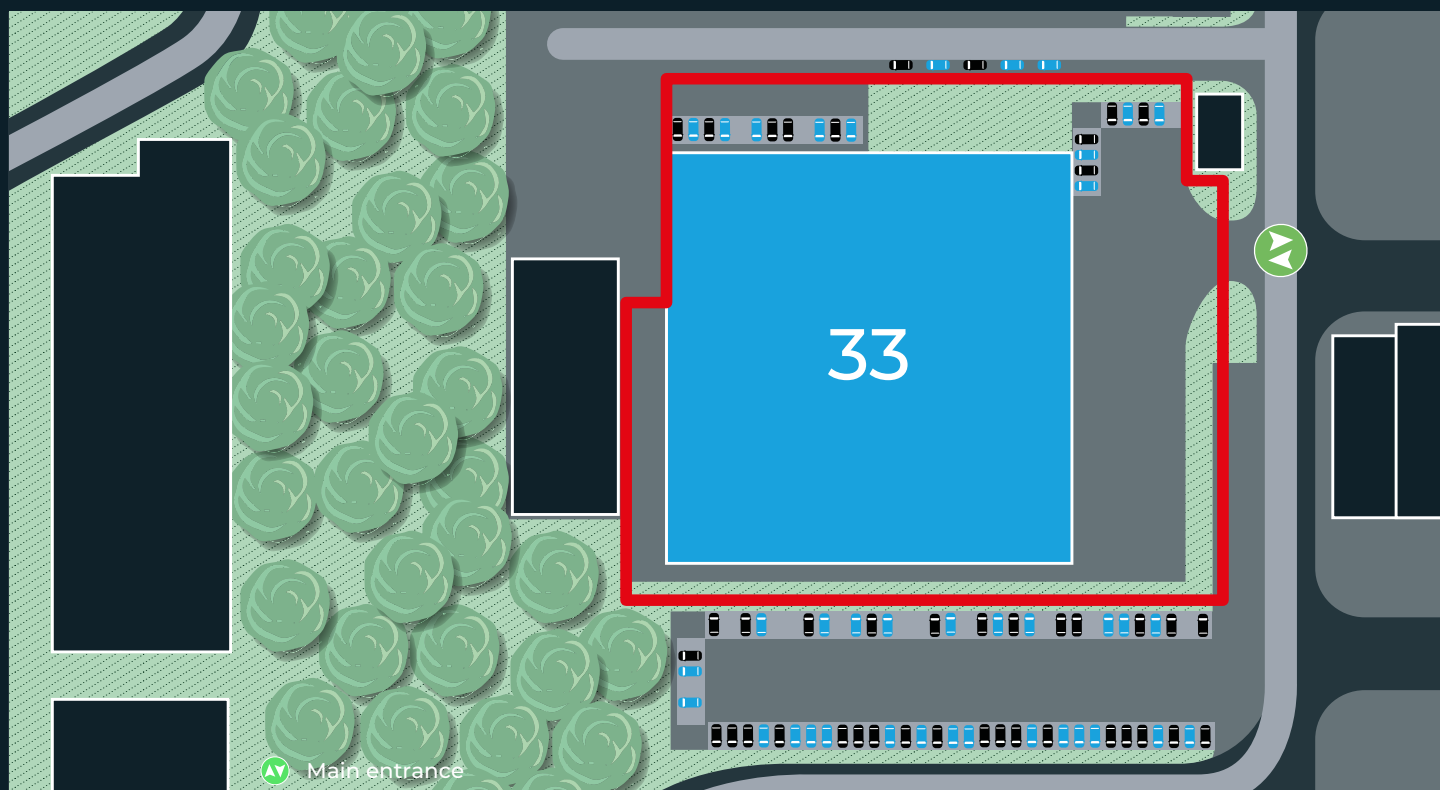
Bental Business Park

The property comprises a detached warehouse with office block over ground and first floors, of steel frame and blockwork construction under a profile sheet roof. The warehouse area comprises concrete flooring and strip LED lighting along with level access and dock loading. Minimum eaves height in the warehouse area is 4.68m to the underside of the steel roof beams, extending to 5.9m at the roof sheeting.

The office and amenity block contains a mix of cellular and open plan office space along with W.Cs to both floors, kitchenette space and entrance lobby. The space is fitted with suspended ceilings and recessed LED lighting.

Externally there is a secure fenced storage yard area along with demised staff parking.





Accommodation (GIA)

Unit	Warehouse ^{Sq Ft}	GF Office ^{Sq Ft}	FF Office ^{Sq Ft}	Total ^{Sq Ft}
33	37,777	2,603	2,603	42,983

Specification



EPC
rating C



Dock &
level access
loading doors



4.68m
eaves height



Allocated
car parking



Significant
power supply of
737 Kva



Secure
yard area



24/7 CCTV
& manned security



LED
lighting



Two
storey offices



Kitchenette



WC
facilities



Availability & terms

The unit is offered to let on a new full repairing and insuring lease on terms to be agreed.

Rental

£237,000 per annum exclusive.

VAT

To be levied.

Service charge

Payable for upkeep of common parts.

Rates

Rateable value £166,000. Rates payable £79,680.





Strategic logistics location

Bentall Business Park benefits from excellent road links located within close proximity to the A1231 Sunderland Highway which links the Business Park to both the A1(M) and A19 dual carriageway. Newcastle International Airport and the City Centre are both within a 25 minute drive time to the north east.

	miles	mins
A194	2	8
A1	4	10
A66	40	45
M6	68	1 hr 29

	miles	mins
Sunderland	7	16
Newcastle-upon-Tyne	9	20
Leeds	93	1 hr 39
Edinburgh	128	2 hrs 36

	miles	mins
Newcastle International	17	24
	miles	mins
Newcastle	8	21

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