



TO LET – Industrial/Warehouse Unit

Unit 24 Bentall Business Park , Washington, Tyne & Wear, NE37 3JD

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL

- **Available Q4 2024**
- Located within 2.5 miles of Nissan Car Plant and 0.25 miles from the A1231 Sunderland Highway.
- 400 amp 3-phase electricity supply with potential to increase further.
- 24 hour manned security on site.

Location

The premises are located on Bentall Business Park within the Glover Industrial Estate in Washington, north east of Washington town centre and close to the Nissan car plant. The property benefits from excellent transportation links with close proximity to the A1231 Sunderland Highway which links the estate to the A1 (M) and A19 dual carriageway.

Description

The premises comprise a terraced industrial unit of steel portal frame construction, with a minimum working height of 6 m and maximum of 6.75 m.

The external elevations are of insulated profile metal cladding (above brick to the front elevation) with the same to a mono pitched roof. The warehouse area has high bay spotlights throughout, painted concrete floor, one elevated warm air gas blow heater and one electrically operated roller shutter door measuring 6 m wide x 5 m high.

To the front is a parking and loading area with 8 car parking spaces.

The unit has no offices but incorporates male and female toilets and a small kitchen/canteen area.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Total	10,685	992.67

Terms

Available by way of a new FRI lease for a term of years to be agreed.

Rent

£58,800 per annum.

EPC

The property has an asset rating of D (89).

Rateable Value

Using the Valuation Office Agency website, the property has a rateable value of £39,750 (April 2023 Value).

Legal Costs

The purchaser shall be responsible for any legal and professional fees they incur as part of any transaction.

VAT

The property is elected for VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

For further information please contact:

Keith Stewart

Tel: 07796302147

Email: keith@naylorsgavinblack.co.uk

Duncan Christie

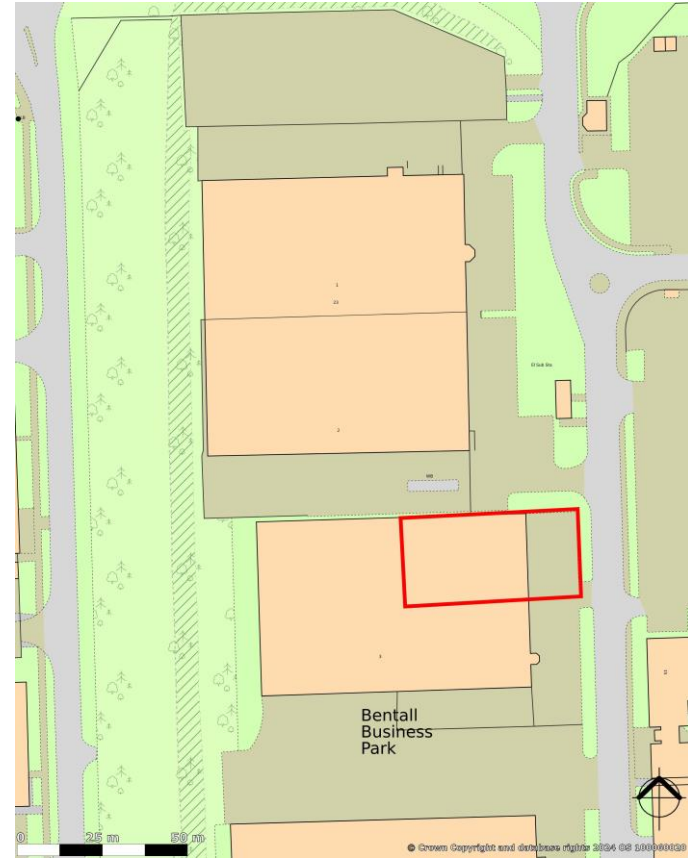
Tel: 07841 764 765

Email: duncan@naylorsgavinblack.co.uk

Or joint agent: Savills

Tel: 0191 917 1444





ed .



NAYLORS GAVIN BLACK LLP 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 Naylor Gavin Black LLP 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 NAYLORS GAVIN BLACK LLP 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.

