

# Hertburn Industrial Estate

Hertburn Industrial Estate Washington NE37 2SG

Warehouse | 2,647 - 5,954 ft<sup>2</sup>



Popular location



Close to A1(M) and  
A19



On-site parking



24-hour access



Roller shutter doors

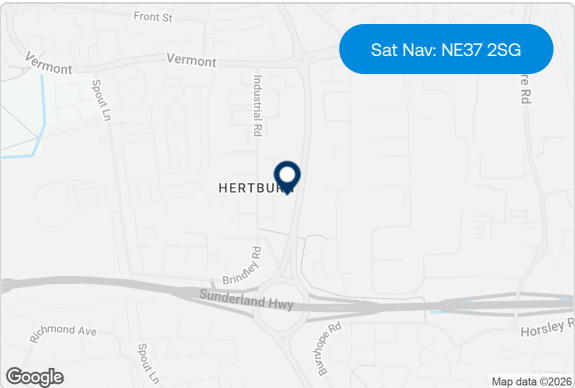


Three-phase  
electricity

Available to Let



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## Description

Situated in a well-established location between the A1(M) and A19, these modern business units offer high-quality production space on a well-maintained estate. There is a forecourt parking and loading area with loading doors to the main production area.

## Location

Washington New Town is ideally situated between the A1(M) and A19 providing easy access to the North East region. Newcastle, Sunderland and Durham are within 15 minutes' drive time and Teesside is within 20 minutes. Hertburn Industrial Estate is located off the A195 Northumberland Way close to the A1231 Sunderland Highway giving direct dual carriageway access to both the A1(M) and A19.

## Further information

|                                          |                                                                                                                                      |                                                                      |                                                                                                              |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>EPC</b><br>Unit 18: D,<br>Unit 21: D. | <b>Rent</b><br>Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary. | <b>Terms</b><br>Available on new full repairing and insuring leases. | <b>Legal costs</b><br>All parties will be responsible for their own legal costs incurred in the transaction. |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|

[Book a viewing](#)

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## Accommodation:

The available units are listed below:

| Unit    | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit 18 | Warehouse     | 2,647        | Immediately  | 1,670        |
| Unit 21 | Warehouse     | 3,307        | Immediately  | 2,000        |
| Total   |               | 5,954        |              |              |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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