



To Let

NE38 8QE

Units 10 Walton Road Pattinson North Industrial Estate Washington

- 10,991 sq ft (1,021 sq m).
- Detached Industrial/Warehouse Unit.
- Large secure gated service yard.
- Loading doors front elevation.

SUBJECT TO CONTRACT

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Location

The property is located on the popular Pattinson North Industrial Estate in the southwest of Washington, very close to the A19 and Nissan car manufacturing plant. The estate has direct access to the A1231 Washington Highway which in turn links the A1(M) to the west and the A19 to the east. Sunderland City centre is 6 miles to the east and the Galleries Retail Park is 2.5 miles to the west.

Description

The building comprises two industrial units within a self-contained fenced yard. The units are of steel portal frame construction with pitched steel profile clad roof over. The elevations are of profile cladding with up and over roller shutter doors to the yard area.

Externally there is a fenced service yard wraps with double access gates which is accessed via up and over roller shutter doors from the two units.



Accommodation

	sq m	sq ft
Warehouse	853.5	9,187
Workshop	167.61	1,804
Total GIA	1,021	10,991

Terms

Available by way of an assignment of a 5-year FRI lease dated 13th February 2023 at a rent of £65,950pa.

Consideration would also be given to the granting of a new FRI lease on terms to be agreed.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £59,500. Interested parties are advised to make their own enquiries regarding rates payable

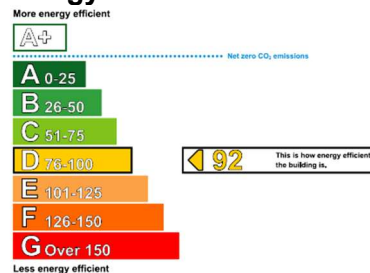
Services

We understand that the property is connected to all mains services. Interested parties are advised to make their own enquiries regarding service provisions

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)



Viewing

Via Agents HTA Real Estate

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