



## For Sale/To Let

**17 - 18 Faraday Close, Pattinson Ind Estate,  
Washington, NE38 8QJ**

- 4,613 sqft to 9,272 sq ft
- Close to Nissan
- Excellent access to A1(M) & A19
- 3.88m Eaves



## 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 property comprises two industrial units which can be interconnected to provide a self-contained unit, of steel frame construction with flat metal deck roof covered with mineral felt. The elevations are of brick cavity and profile sheet cladding to a height of 3.88m to underside of steel beam and 4.3m to underside of metal decked roof. Each unit has a brick and glazed single story office block with flat felt roof over to the northern elevation.

Each unit has a single roller shutter door approximately 3.7m wide and 3.6m high. Externally there is a small tarmacked service yard in front of each loading door to the northern elevation as well as car parking.

## Services

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

Unit 18 has its own independent power supply with Unit 17 currently being the main inlet for units 17 – 15 and will require splitting.

Interested parties should however make their own enquiries to confirm availability of service

## Accommodation

The sizes below are for reference only.

	Sqm	Sq ft
<b>Unit 17</b>		
Warehouse	364	3,913
Office	65	700
<b>Total</b>	<b>429</b>	<b>4,613</b>
<b>Unit 18</b>		
Warehouse	368	3,959
Office	65	700
<b>Total</b>	<b>443</b>	<b>4,659</b>
<b>Unit 17 - 18</b>		
<b>Total</b>	<b>852</b>	<b>9,272</b>

## Tenure

The premises are available by way of new Full Repairing and Insuring lease for a term of years to be agreed or can be purchased freehold

The units can be let/sold individually or as a single.

**Rent/Price**

Unit	Rent (per annum)	Freehold Price
<b>17</b>	<b>£27,678</b>	<b>£310,000</b>
<b>18</b>	<b>£27,954</b>	<b>£310,000</b>
<b>17-18</b>	<b>£55,632</b>	<b>£620,000</b>

**Business Rates**

Current rateable value (1 April 2023 to present)

Unit 17 - £18,500

Unit 18 - £18,250

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Energy Performance Certificate (EPC)**

The property has an EPC rating of E (122)

**Viewing**

Via Agents HTA Real Estate

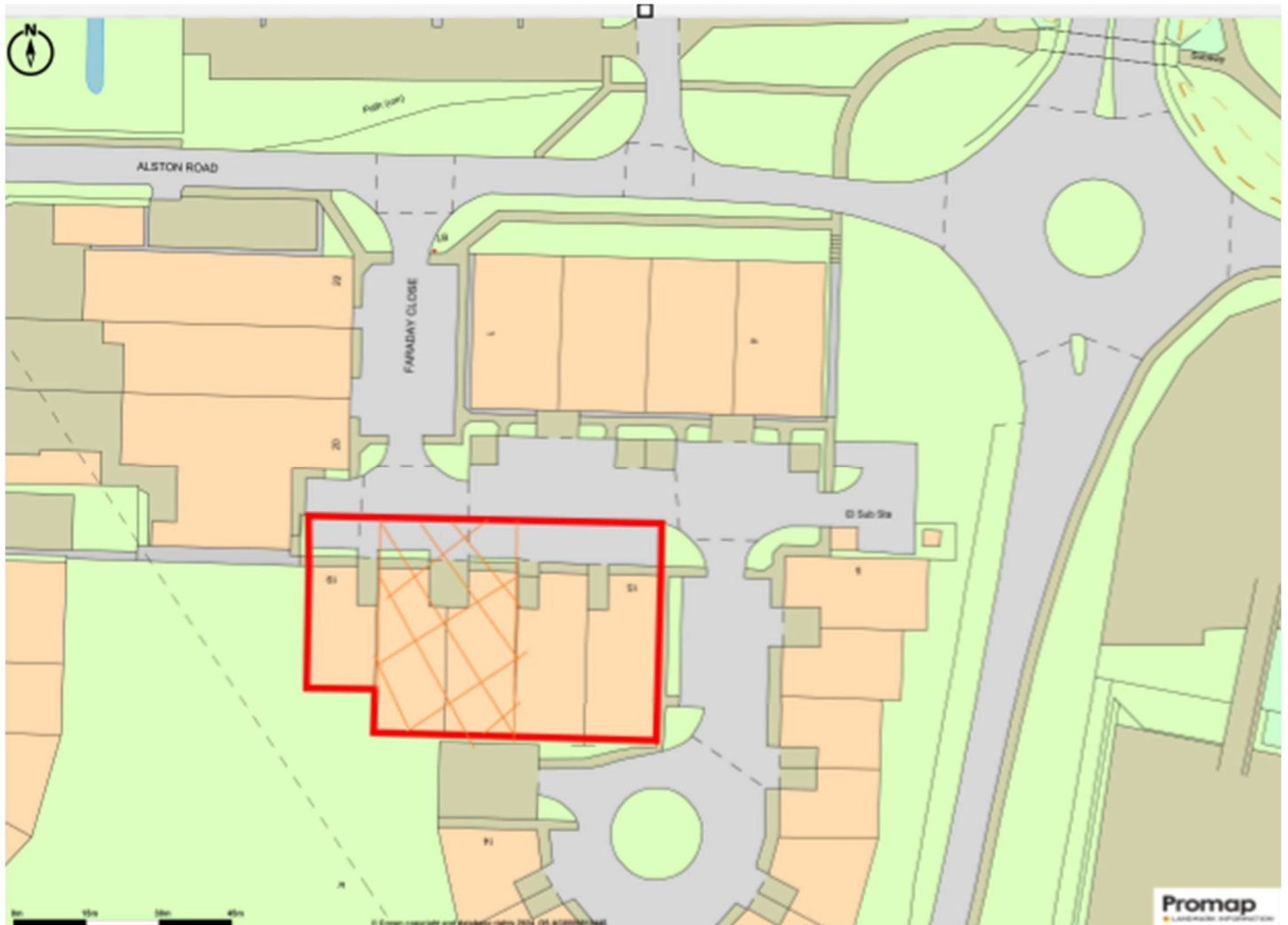
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