

UNIT 6 INTERNATIONAL DRIVE

IAMP WASHINGTON SR5 3HX



HIGH QUALITY ADVANCED MANUFACTURING FACILITY
124,976 sq ft (11,605 sq m)

DESCRIPTION

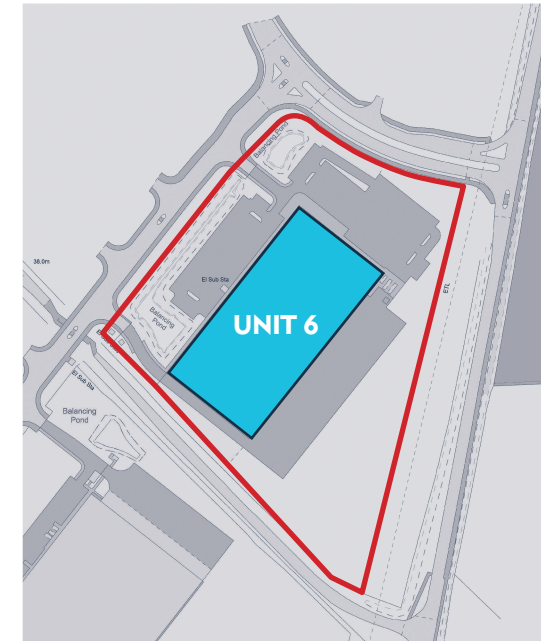
A high quality detached advanced manufacturing facility constructed to a very high specification including:-

- Fully fenced secure site
- Electricity 2MVA
- Gas 2200KW
- 12m eaves (Underside of haunch)
- Floor loading 75kn/sq m
- Two 15T gantry cranes
- Seven Loading doors
- LED Lighting
- 300 car parking spaces
- 12 EV charging points
- Grade A office space



ACCOMMODATION

| FLOOR | USE | AREA | |
|---------------------------|-----------|-----------------|----------------|
| | | SQ M | SQ FT |
| Second | Plant | 1,293.6 | 13,924 |
| First | Office | 1,230.2 | 13,242 |
| Ground | Office | 1,307.2 | 14,071 |
| | Plant | 50.8 | 654 |
| | Warehouse | 9,006.9 | 96,949 |
| Ground Floor Total | | 10,374.9 | 111,674 |
| OVERALL TOTAL | | 12,898.7 | 138,840 |



**A19
JUNCTION**

UNIT 6

FALTEC

A1290

**NORTHERN
SPIRE BRIDGE**

**SUNDERLAND
CITY CENTRE**

NISSAN

SNOP





TERMS

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £750,000 per annum exclusive.

BUSINESS RATES

According to the Valuation Office Agency website the property has a current RV of £350,000. The property may require reassessing and interested parties are advised to speak to the Local Rating Authority to confirm the rates payable.

SERVICES

We understand the property is connected to all mains services. Interested parties are advised that they will need to satisfy themselves with regards to all service provisions supplied to the building.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of A24. A copy of the certificate is available on request.

ANTI-MONEY LAUNDERING

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

VAT

All figures quoted are exclusive of VAT which may apply.



LOCATION

Approximate distances by road:-

- Nissan - 0.4 miles
- A19 - 0.5 miles
- A1231 - 2.3 miles
- Port of Tyne - 4.5 miles
- A1 - 5.5 miles
- Port of Sunderland - 6.7 miles
- Sunderland City Centre - 6 miles
- Newcastle upon Tyne - 7 miles
- Teesport - 40 miles

VIEWING

Via Joint Agents.

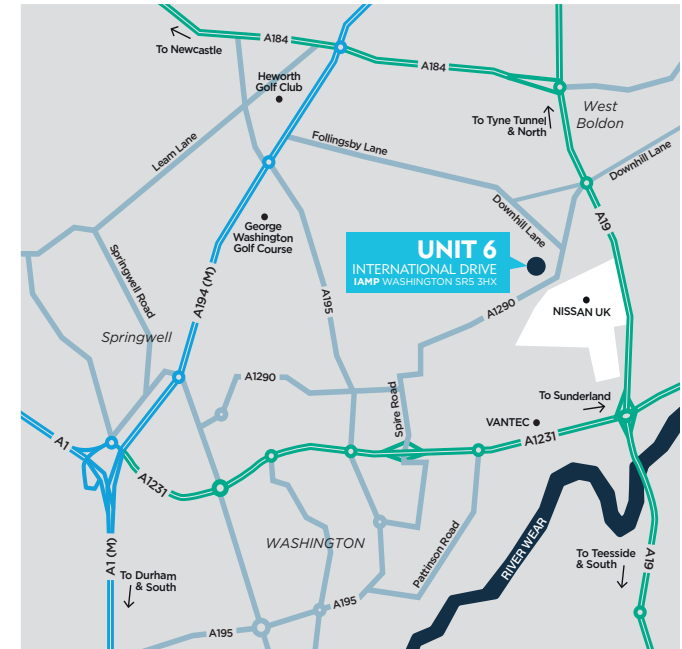


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Misrepresentation Act:

These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. June 2021