



Teal Farm Park

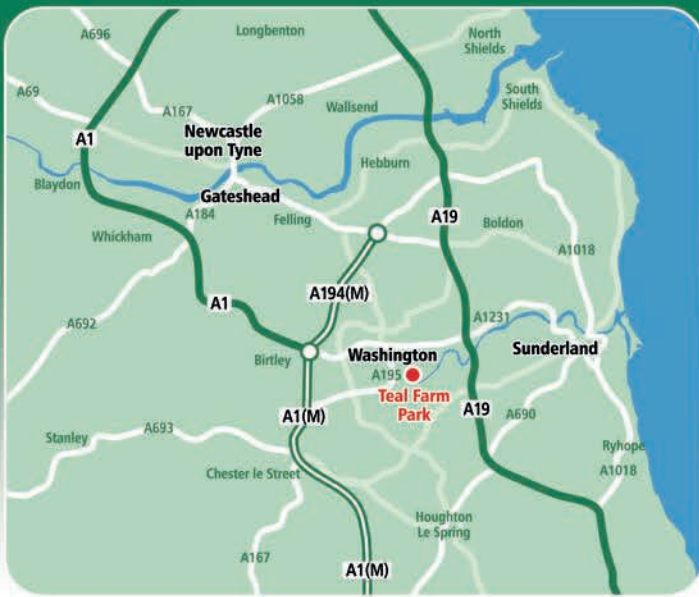
Pattinson Industrial Estate, Washington, Tyne and Wear

Phase 1 (pictured) completed in 2008, Phase 2 available from February 2014



To Let

Units available from 330 sq m (3,500 sq ft) to 650 sq m (7,000 sq ft)



LOCATION

Teal Farm Park is located on the Pattinson Industrial Estate on the eastern side of Washington, in close proximity to both the A1 and A19 motorways.

Pattinson Industrial Estate is a strategic location close to the junction of the A1231 Sunderland Highway and the A19. The strength of the location has been recognised by occupiers such as Nissan, Fowler Welch Coolchain and Asda, who have 3 depots on the estate.

DESCRIPTION

A modern commercial development providing 9 new build industrial/warehouse units. The units range from 330 sq m (3,500 sq ft) to 650 sq m (7,000 sq ft) and will include the following specification:

- 6m to underside of haunch
- Floor loadings 37.5 kN/sq m
- Electrically operated up and over doors
- Designated car parking

Phase 2 can be combined to provide up to 19,000 sq ft of accommodation

TENURE

The units are available To Let by way of new FRI leases and full terms are available on request.

VIEWING

Strictly by appointment with the letting agents.

ACCOMMODATION

UNIT	SQ M	SQ FT
Office	LET	LET
Workshop	LET	LET
Unit 1	330 sq m	3,500 sq ft
Unit 2	LET	LET
Unit 3	LET	LET
Unit 4	LET	LET
Unit 5	LET	LET
Unit 6	650 sq m	7,000 sq ft
Unit 7	370 sq m	4,000 sq ft
Unit 8	370 sq m	4,000 sq ft
Unit 9	370 sq m	4,000 sq ft



Contact: Danny Cramman



Contact: Simon Hill



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 2008.



Phase 2; part funded by the European Regional Development Program 2007-13 Fund

