



To Let

NE38 8BG

Unit 11, Teal Farm Washington

- 9,082 sq ft
- Modern detached unit
- Large fenced secure yard
- 4 sectional loading doors
- Close to A1 (m) and A19

SUBJECT TO CONTRACT

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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.

Pattinson Industrial Estate is a strategic location being close to the Junction of the A1231 Sunderland Highway and the A19. The strength of this location is its proximity to the main Nissan Manufacturing plant.

Description

The property comprises a modern detached industrial unit with two story offices.

The main warehouse/production area is of steel portal frame construction with profiled cladding to walls and roof which incorporates translucent roof lights. The unit has an eaves height of 6m to underside of haunch.

Internally the unit benefits from a solid concrete floor, lighting and heating with access via 4 sectionalised electrically operated industrial loading doors approximately 5m (h) x 4.8m (w).

Externally the property has a large fenced secure concrete yard with access via double gates. The yard has a vehicle wash area with interceptor and benefits from high level lighting.

Accommodation

	sq m	sq ft
Production/Warehouse	639.56	6,884
GF Office/stores	102.07	1,099
FF Office/canteen	102.07	1,099
Total GIA	843.70	9,082
Yard	1,250	13,445

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £60,000 per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £42,500. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. Interested parties should make their own enquiries.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

EPC is available on request.

Viewing

Via Agents [HTA Real Estate](#)

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