

TO LET

Unit 32 Bentall Business Park, Washington,
Tyne And Wear, NE37 3JD



Industrial Unit

7,110 Sq Ft (660.52 Sq M)

- **To be refurbished before a new tenant takes occupation**
- Well located close to the A1(M) and A19 dual carriageway
- Detached industrial unit with parking and shared service yard

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: 0191 211 1564

Jake Smith
E: jake.smith@naylorsgavinblack.co.uk
DD: 0191 232 7030

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

Or alternatively please contact our joint agent
Savills on 0191 917 1444

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Location

The premises is located on Bentall Business Park within the Glover Industrial Estate in Washington, north east of Washington Town Centre and close to the Nissan car plant. The estate benefits from excellent transportation links being in close proximity to the A1231 Sunderland Highway which links the site to both the A1(M) and A19 dual carriageway.

Description

The unit comprises a detached steel portal frame industrial unit with the external walls being of insulated profile metal cladding with the roof being pitched and covered in insulated profile metal sheeting incorporating translucent panels.

Internally, the warehouse benefits from concrete flooring and will have LED lighting installed as part of the refurbishment. An electrically operated roller shutter door provides access to the warehouse area. Minimum eaves height is 4m, rising to 6m at the apex. There is also office accommodation over ground and first floor level which is carpeted and will include LED lighting within the suspended ceiling. WC and kitchenette facilities are also located on the ground floor.

Externally to the front of the unit there is a parking and service yard area.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Warehouse	5,556	516.15
Ground Floor Office	829	77.01
First Floor Office	725	67.35
Total	7,110	660.52

Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£40,000 Per Annum exclusive of VAT.

EPC

The property has a current rating of C 71.

Rateable Value

The unit has a current rateable value of £27,000 which is the April 2023 figure.

The property is described as 'Factory and Premises'.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

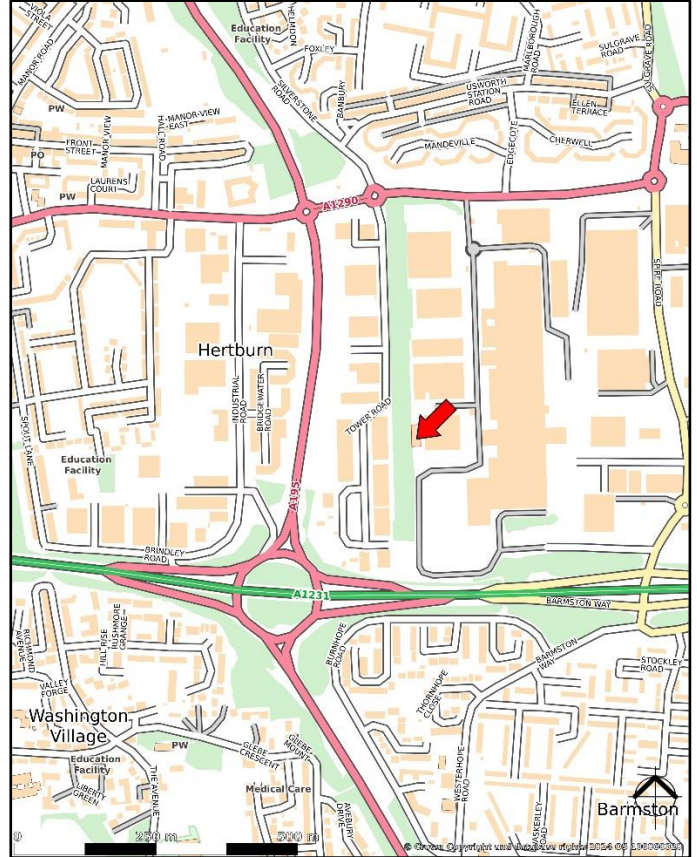
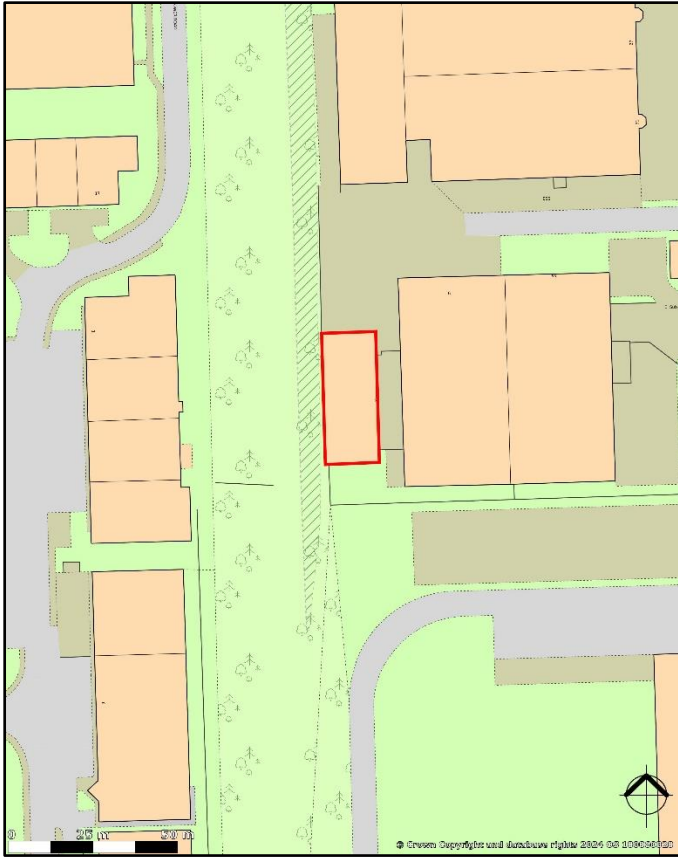
Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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