# **TO LET – Industrial/Warehouse Unit**

Unit 24 Bentall Business Park , Washington, Tyne & Wear, NE37 3JD



# INDUSTRIAL

- Available Q4 2024
- Located within 2.5 miles of Nissan Car Plant and 0.25 miles from the A1231 Sunderland Highway.
- 400 amp 3-phase electricity supply with potential to increase further.
- 24 hour manned security on site.

#### **Location**

The premises are 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 property benefits from excellent transportation links with close proximity to the A1231 Sunderland Highway which links the estate to the A1 (M) and A19 dual carriageway.

# **Description**

The premises comprise a terraced industrial unit of steel portal frame construction, with a minimum working height of 6 m and maximum of 6.75 m.

The external elevations are of insulated profile metal cladding (above brick to the front elevation) with the same to a mono pitched roof. The warehouse area has high bay spotlights throughout, painted concrete floor, one elevated warm air gas blow heater and one electrically operated roller shutter door measuring 6 m wide x 5 m high.

To the front is a parking and loading area with 8 car parking spaces.

The unit has no offices but incorporates male and female toilets and a small kitchen/canteen area.

# Accommodation

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

	Sq Ft	Sq M
Total	10,685	992.67

### **Terms**

Available by way of a new FRI lease for a term of years to be agreed.

# Rent

£58,800 per annum.

# **EPC**

The property has an asset rating of D (89).

# **Rateable Value**

Using the Valuation Office Agency website, the property has a rateable value of £39,750 (April 2023 Value).

# **Legal Costs**

The purchaser shall be responsible for any legal and professional fees they incur as part of any transaction.

# VAT

The property is elected for VAT.

## **Anti-Money Laundering**

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

### **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.

# For further information please contact:

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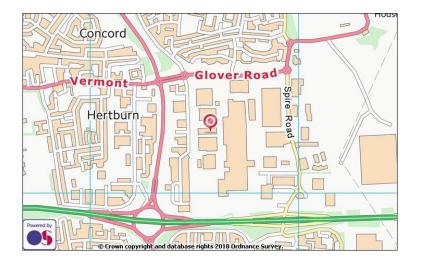
Or joint agent: Savills Tel: 0191 917 1444















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