

# TO LET

20-22 Brindley Road, Hertburn Industrial Estate, Washington, NE37 2SF

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**Interconnecting Factory Units from  
934m<sup>2</sup> (10,053 sq.ft) to 2,828m<sup>2</sup> (30,438 sq.ft)**

- Modernised industrial units with overhead cranes
- Well established estate located within 1½ mile of the A1(M) and A194(M)
- Secure yard area with 3 No. loading doors
- Independent office and welfare facilities to each unit
- Internal clear height 5.5m
- Rents from £50,000 per annum to £140,000 per annum

## SITUATION

The Hertburn Industrial Estate lies immediately to the north of the A1231 Sunderland Highway, close to the town centre shopping facilities and ideally located for access to the A1(M), A194(M) and A19.

Please see the attached Ordnance Survey map showing the location of the property and a plan showing site boundaries.

## DESCRIPTION

These 3 refurbished terraced factory units are currently combined as a single facility but as each has its own office and welfare space can be made available either independently or as a whole.

The elevations are cavity brickwork to a dado level above which is insulated profile cladding. The western elevation containing the office and welfare block has recently installed double glazed windows and doors, which have external steel shutters.

The roof areas are flat and were recently recovered with a single ply system incorporating additional insulation which is supported on metal decking.

Internally the block has concrete floors throughout and an internal clear height of approximately 5.5m. There are also 8 no. 5 tonne overhead travelling cranes running through the units.

To the west facing elevation is a storey office and welfare facility which in Unit 20/21 has undergone an extensive renovation including new lay in grid suspended ceilings with integrated LED lighting and heating cooling units. Unit 22 offices have not yet undergone any internal refurbishment, but the landlord is willing consider carrying out these works subject to agreeing satisfactory terms.

Externally there is a yard area to the east elevation providing vehicular access to 3 No. roller shutter loading doors and a larger service yard to the north with 3 further loading doors. The site is enclosed by Hercules fencing with an electric gate to the large yard and 2 sliding gates to the side yard.

## ACCOMMODATION

The units provide the following gross internal areas:-

Unit	Description	m <sup>2</sup>	Sq.ft
20/21	2 storey offices & welfare block	363	3,908
	Factory area	1,531	16,477
	<b>Unit 20/21 Total</b>	<b>1,894</b>	<b>20,385</b>
22	2 storey offices & welfare block	179	1,927
	Factory area	755	8,126
	<b>Unit 22 Total</b>	<b>934</b>	<b>10,053</b>
20 - 22	<b>Unit 20 – 22 Total</b>	<b>2,828</b>	<b>30,438</b>

## SERVICES

The property benefits from all mains services including a substantial 3 phase electricity supply. Lighting to the premises is by way of LED fittings.

Heating to most of the office area is by way of ceiling fitted electric heating/cooling units and to the factory area by gas fired warm air blowers.

## TERMS

Our client is seeking to let the units either individually or as a whole at the following rents:-

Unit 20/21 - £97,000 per annum

Unit 22 - £50,000 per annum

Units 20/22 - £140,000 per annum

## ENERGY PERFORMANCE

The units have an EPC rating of C63

## RATEABLE VALUE

The building has a single rateable value of £90,500 and a current rates payable of £46,366.

## VAT

All rents are quoted exclusive of VAT which will be charged at the prevailing rate.

For further details please contact:



0191 221 2211

[KnightFrank.co.uk](http://KnightFrank.co.uk)

**MARK PROUDLOCK**

0191 5945019 or 07766 968891

[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

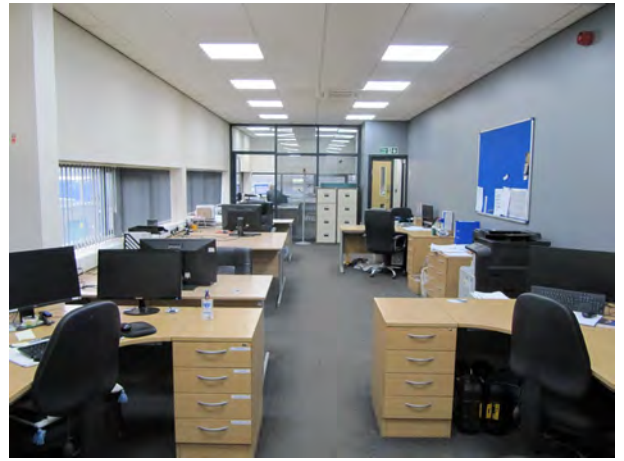
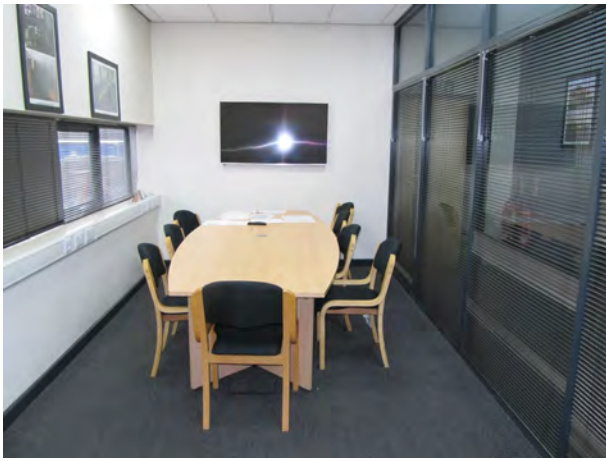
**SIMON HAGGIE**

0191 5945009 or 07798 570603

[Simon.haggie@knightfrank.com](mailto:Simon.haggie@knightfrank.com)

**Subject to Contract**

Particulars & Images: April 2024



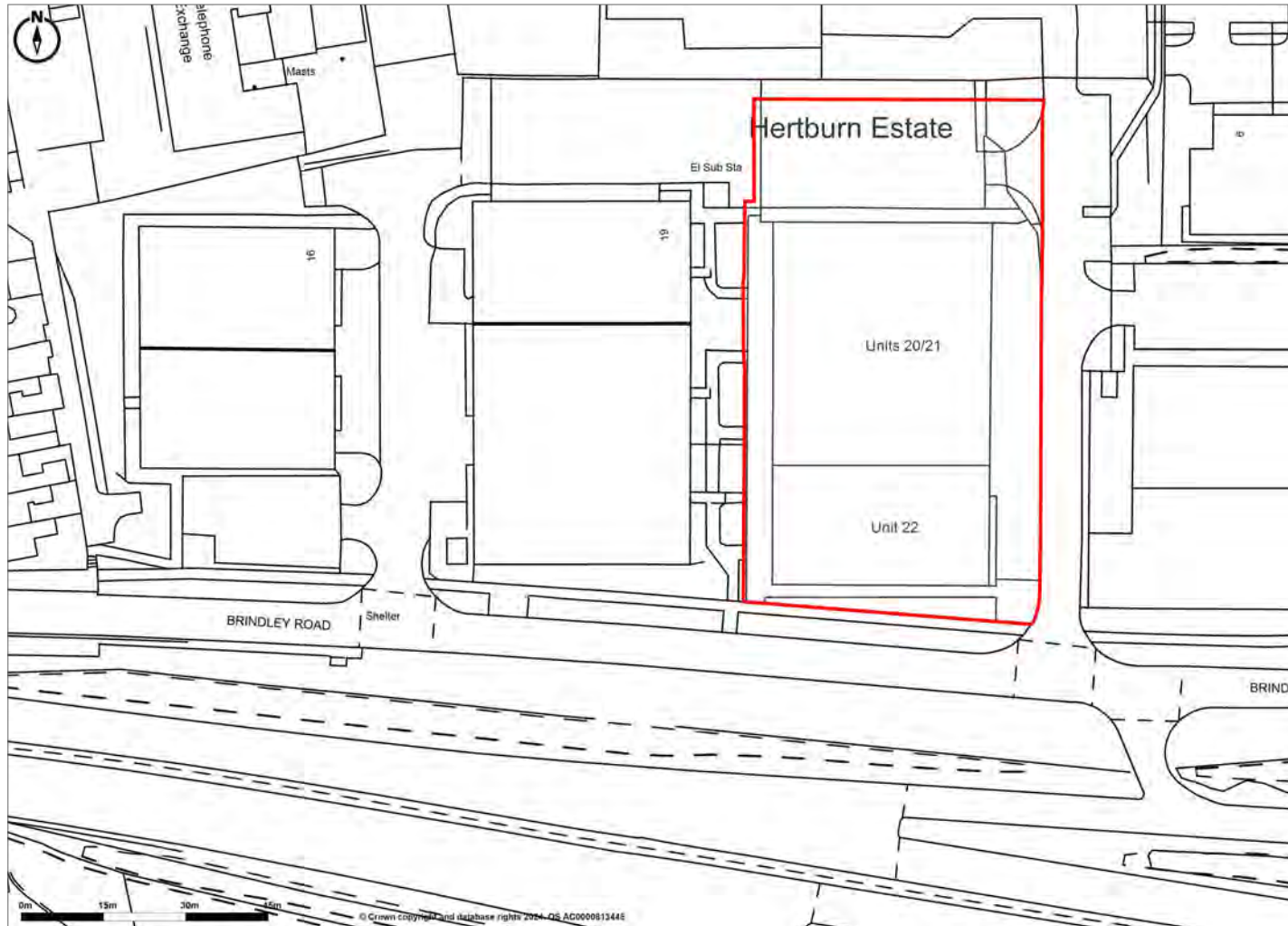
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# Units 20 to 22, Hertburn Industrial Estate, Washington



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LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

Units 20 to 22, Hertburn Industrial Estate, Washington - plan



