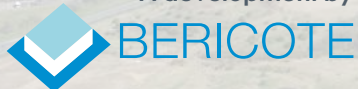


Mandarin Way
Washington



A development by



A19



A1231

ASDA

FOR SALE / TO LET
Design and Build Distribution Unit
with Outline Planning Consent

Up to 107,640 sq ft (10,000 sq m)
Pattinson Industrial Estate
Mandarin Way / Washington

- Outline Planning Consent
- Up to 107,640 sq ft (10,000 sq m)
- Adjacent to the A1231 Link Road
- Strategic Distribution Location
- Bespoke Buildings For Sale or Lease
- Grant Assistance May Be Available



“Bericote have made the whole development process very easy for us and enabled us to minimise costs in delivering our new facility”

**Peter Williamson,
Head of Network
Development at Asda**

LOCATION

The subject site is located on Pattinson Industrial Estate on the eastern side of Washington within District 15. The site lies immediately south of the A1231 Washington Highway and approximately 1 mile from the Nissan Motor Manufacturing Plant. The A1 is located 2.5 miles to the west of the A19 approximately 1.5 miles to the east.

Pattinson Industrial Estate is in a strategic location close to the junction of the A19 and A1231 Sunderland Highway. The strength of location has been recognised by occupiers such as Nissan, Asda, Scania Trucks, Vantec and Magna Kansai.

DESCRIPTION

The site is available for design and build opportunities up to 107,640 sq ft. Bericote have recently constructed a service centre for Asda on the adjacent site and bespoke buildings can be provided to suit individual requirements.

PLANNING

The site has outline planning consent for up to 107,640 sq ft of B8 distribution development.

TENURE

Completed buildings are available on a freehold or leasehold basis.

ASKING TERMS

Terms are subject to specification and available on application.

BERICOTE

Bericote is a niche industrial developer, specialising in occupier led development and the promotion and development of sites around the UK. The company is the most active developer of distribution units in the UK, with over 1.5 million sq ft of distribution space completed and under construction per annum for the UK's largest retailers.

www.bericoteproperties.com



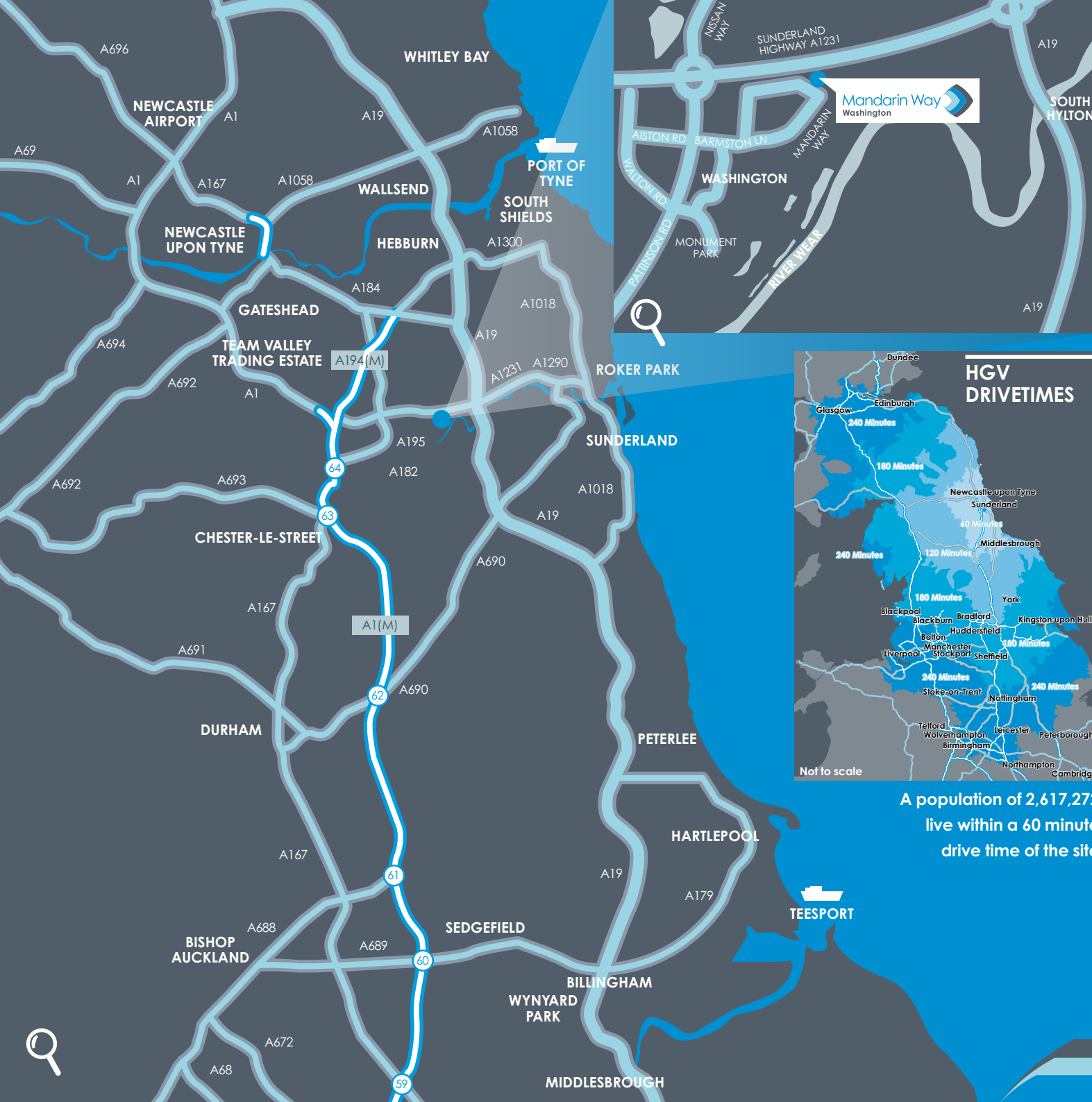
AREA SCHEDULE

Warehouse	97,640 sq ft
Offices	10,000 sq ft
Total GIA	107,640 sq ft
HGV spaces	10
Car spaces	100

Low Barmston Farmhouse



A development by



FURTHER INFORMATION

For further information or an appointment to view please contact Avison Young or our joint agents

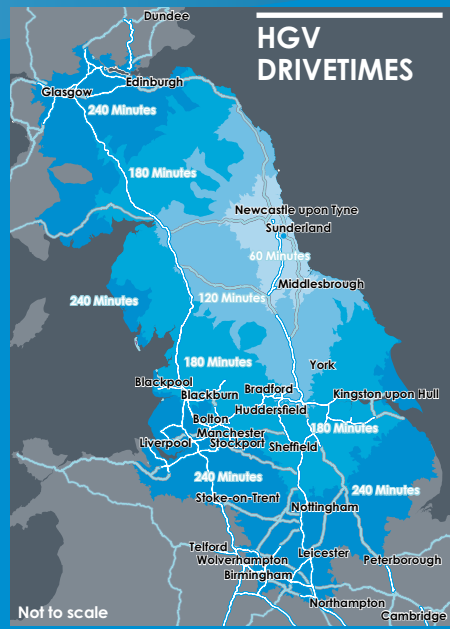
AVISON YOUNG
 0191 261 2361
 avisonyoung.co.uk

Danny Cramman
 0191 269 0068
 danny.cramman@avisonyoung.com

Colliers INTERNATIONAL

0113 200 1800
 www.colliers.com/uk/industrial
Jonathan McGrael
 0113 200 1863
 jonathan.mcgrael@colliers.com

A development by **BERIGOTE**



A population of 2,617,272 live within a 60 minute drive time of the site

Misrepresentation Act
 Colliers International/GVA gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
 October 2014.