

TO LET

UNIT 32, BENTALL BUSINESS PARK

Washington NE37 3JD



Key Highlights

- Due to be fully refurbished
- Detached industrial unit with office accommodation
- Excellent road access
- Available by way of a new FRI lease

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

Bentall Business Park itself comprises various industrial and trade counter units, with notable occupiers including Marelli, Mi-King and Pentland Distribution.

Description

The premises comprise a detached steel portal frame industrial unit. The external walls are of insulated profile metal cladding with the roof being pitched and surmounted with insulated profile metal cladding incorporating translucent panels.

Internally the warehouse benefits from concrete flooring, newly installed LED lighting and a clear internal eaves height of 4m at the haunch rising to a maximum eaves height of 6m at the apex.

Office accommodation spans part ground and first floor, with the unit also benefitting from male and female WC and kitchenette facilities.

Externally to the front of the unit there is a parking area with vehicular access into the unit via a roller shutter doors. To the rear is a shared service yard area.

Accommodation

The property comprises the following approximate Gross Internal Areas

	Sq m	Sq ft
Warehouse	516.15	5,556
First Floor Offices	77.01	829
Ground Floor Offices	67.35	725
Total GIA	660.52	7,110

Services

We are advised that services are available to the site; however, interested parties are advised to make their own enquiries of the utilities companies in respect of the service provision to the site.

Tenure

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

Rateable Value

The property has a Rateable Value of £27,000 in the 2023 rating List.

Rent

£40,000 per annum exclusive of VAT.

EPC

The property has a current rating of C71.

VAT

All rents and prices quoted are exclusive of VAT.

Legal Fees

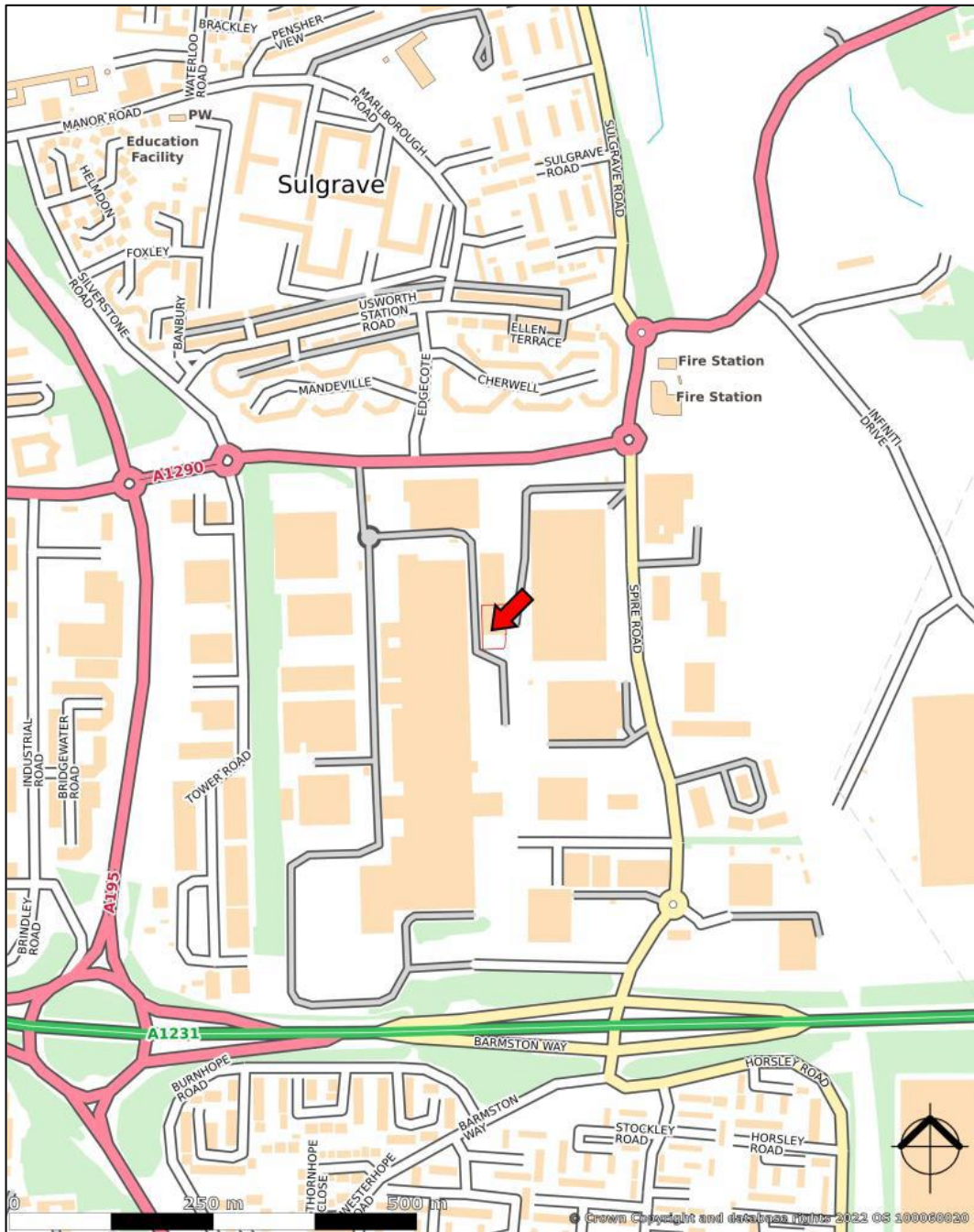
Each party is to bear their own costs incurred.



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