

INDUSTRIAL UNIT TO LET

UNIT 24 BENTALL BUSINESS PARK

Washington NE37 3JD



savills



KEY HIGHLIGHTS

- **To be Refurbished**
- **992.7 sq m (10,685 sq ft)**
- **Warehouse unit**
- **6m clear internal height**
- **Dedicated parking**
- **Asking Rent of £58,800 per annum**

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 Signal Plastics.

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.



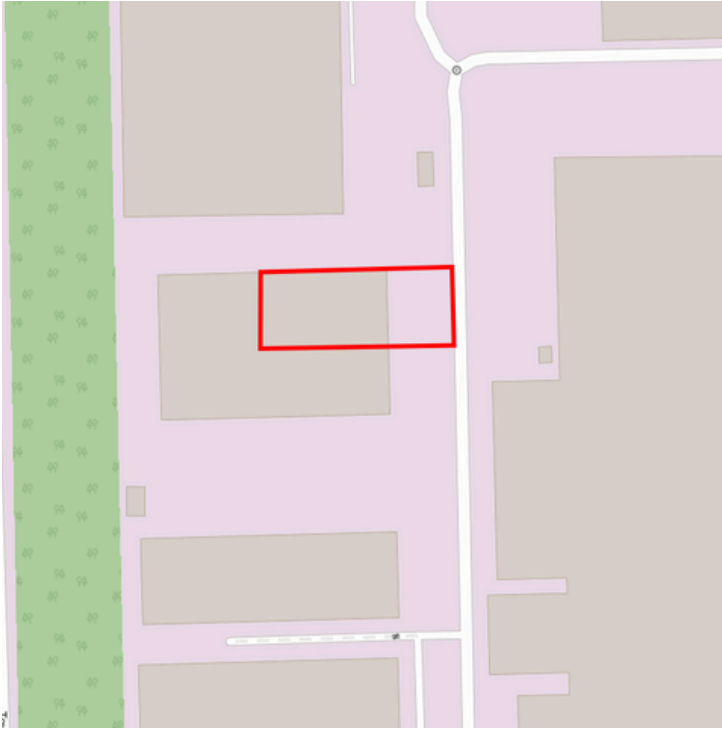


ACCOMODATION

The property comprises the following approximate Gross Internal Areas;

FLOOR AREA	SQ FT	SQ M
Warehouse	10,685	992.67
TOTAL	10,685	992.67





*Indicative only

TERMS

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

SERVICES

The unit benefits from 3 phase electricity, mains gas and water.

RATEABLE VALUE

The property has a Rateable Value of £39,750 in the 2023 rating List.

EPC

D81.

RENT

£58,800 per annum exclusive of VAT.



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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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