



To Let

NE38 8QA

**Alston Road,
Pattison Industrial Estate,
Washington.**

- 96,689 sqft detached warehouse unit.
- 9 meter eaves
- 8 dock doors & 3 level access doors
- Secure fenced yard/car park
- Roof mounted PV solar panels
- Nissan 1 mile to the North



Location

Washington is located between the A1(M) and the A19 within the boundaries of the City of Sunderland, which lies 4 miles to the west.

The property is situated approximately 6 miles south east of Newcastle upon Tyne and 5 miles north east of Durham City. As well as being within the heart of the region's arterial road network, Newcastle International Airport is situated approximately 12 miles north west and there are Inter City rail stations at Newcastle and Durham.

The major port facilities both on the River Tyne and in Sunderland are also easily accessible.

Nissan is approximately one mile to the north.

Description

The property comprises a detached warehouse with two-storey office block to the southern elevation.

The warehouse is of steel portal frame construction with blockwork plinth to 2.1m and insulated profile steel cladding to the walls and roof.

The warehouse has an eaves height of 9m to underside of haunch and 11.45m to the apex and benefits from full LED lighting and new high level gas heating throughout.

Access to the warehouse is provided by 4 dock loading doors and two ground level doors to the western elevation and 4 dock doors to the eastern elevation. There is also a single level loading door to the southern elevation.

- New high level gas heating and LED lighting throughout warehouse.
- Gas fired central heating to radiators within offices.
- The building is fully sprinklered.
- Full security and fire system.
- Secure yard with 2.4m high fencing.
- 8 docks and 3 level access doors.
- 9m eaves to underside of haunch.
- Recently installed roof mounted PV solar panels.
- New DB boards and electrical ring main.

Accommodation

	sq m	sq ft
Warehouse	7,699.12	82,873
Offices	1,283.52	13,816
Total	8,982.64	96,689

Mezzanine

There is currently a two-storey mezzanine which has been constructed within half of the warehouse. The mezzanine is fully fitted and capable of accommodating production lines and machinery, subject to weight.

The two floors are approximately 28,000 sqft (2,601 sqm) per floor totalling 56,000 sqft (5,202 sqm) with ceiling heights of approximately 2.5 to 3m.

Terms

The property is available by way of an assignment of the existing 15-year FRI lease expiring 30th September 2035 at a current passing rent of £425,000pa rising to £475,000pa from 1st October 2024 until the first review.

Consideration may also be given to the granting of a new lease on terms to be agreed subject to the Landlords agreement.

Business Rates

According to the Valuation Office Agency website the property appears on the April 2023 list as having a Rateable Value of £228,000. Interested parties are advised to speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

The property has a three-phase incoming power supply of 207kva.

A roof mounted 707KWp PV solar panel system has been installed. The ingoing tenant will be contracted

to take the supply produced at a competitive rate. Full details can be provided on request.

Interested parties are advised that they will need to satisfy themselves with regards to all service provisions within and supplied to the building.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property currently has an EPC rating of C (59).

A copy of the EPC certificate is available on request.

Significant works have been undertaken since the rating was awarded including the installation of LED lighting and roof mounted PV solar panels.

Viewing

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