



Unit 24 Bentall Business Park, Washington NE37 3JD

921.5 sq m (9,919 sq ft)

Property Highlights

- Located within 2.5 miles of Nissan Car Plant and 0.25 miles from the A1231 Sunderland Highway
- 400 amp 3-phase electricity supply with potential to increase further
- Clear working height of 6m
- 24 hour manned security on site

Subject to Contract

For more information, please contact:

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

Description

The premises comprise a terraced industrial unit of steel portal frame construction, with a minimum working height of 6m and maximum of 6.75m.

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 6m wide x 5m 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.

Accommodation

	Sq M	Sq Ft
Warehouse (including amenities)	921.5	9,919
Total	921.5	9,919

Terms

Available by way of a new FRI lease for a term of years to be agreed.

Rent

On application.

Rateable Value

Using the Valuation Office Agency website, the property has a current rateable value of £36,000.

VAT

The property is elected for VAT.

Energy Performance Certificate (EPC)

The property has an asset rating of D (89).

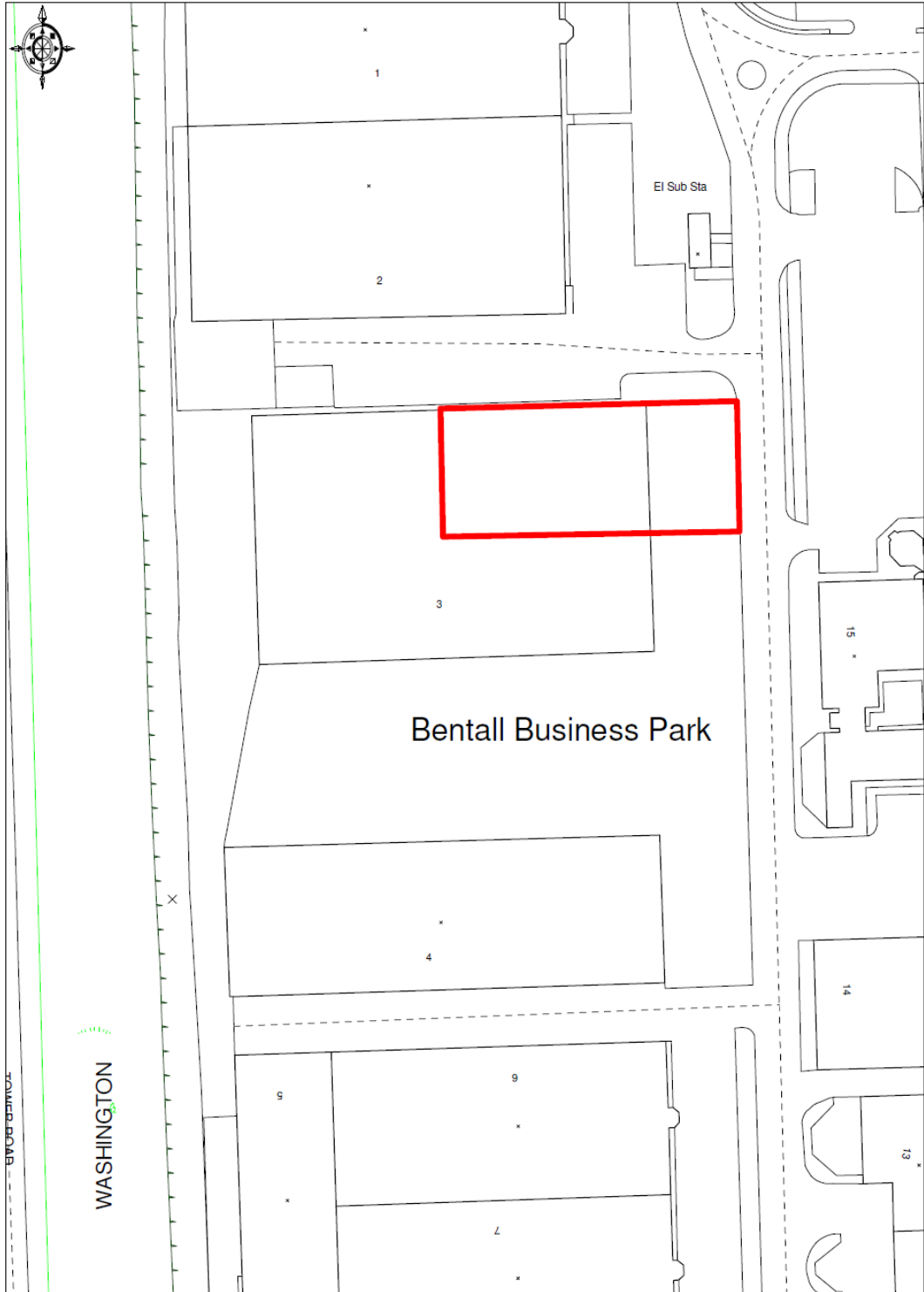
Legal Fees

The purchaser shall be responsible for any legal and professional fees they incur as part of any transaction.



**CUSHMAN &
WAKEFIELD**

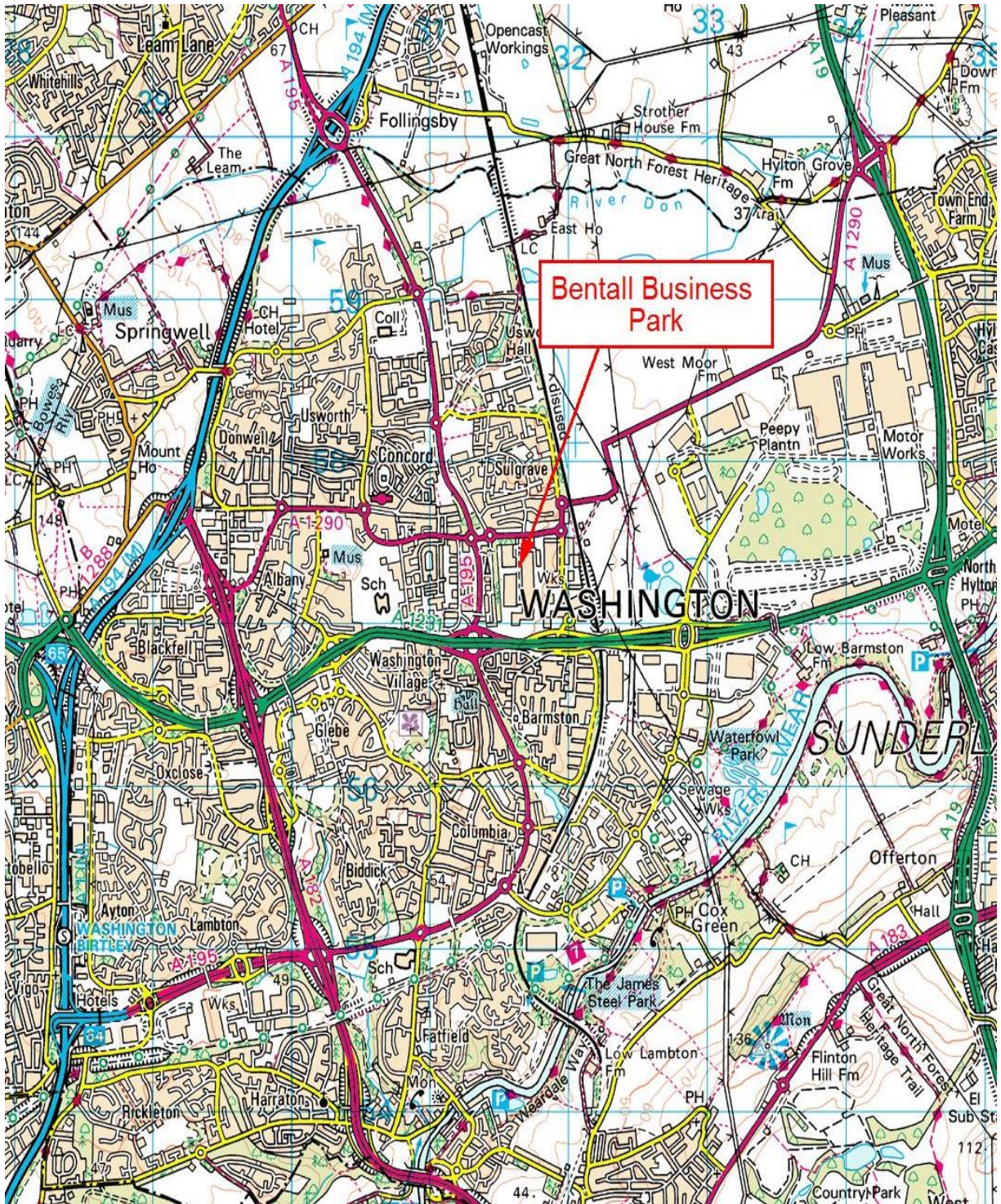
**TO LET
Industrial/Warehouse Unit**



**Ordnance
Survey**

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Unit 24 Bentall Business Park



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