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For Sale or To Let

Unit 3 Rutherford Road, Stephenson Industrial Estate, Washington, NE37 3HX

- Modern Factory/Warehouse accommodation on a popular estate
- Part tenanted to Pentair Thermal Management UK Limited at £80,000 pa
- Total area 6,420 m² (69,154 sq.ft.) – vacant area 3,996 m² (43,006 sq.ft)
- Expansion land of 0.6 Hactares (1.5 acres)
- Rent for vacant section £150,000 pa exclusive
- Freehold price £2,500,000

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St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Location

The Stephenson Industrial Estate lies to the north of Washington Town Centre, within 1 mile of the A194(M) and 2 miles from the A1(M).

The A19 trunk road lies approximately 3 miles to the east of the property, the exact location of which can be seen on the attached plan.

Description

The property comprises a single storey production/warehouse unit of steel portal framed construction with an internal clear height of 5.5 metres. The external walls are of cavity brickwork and insulated profile steel cladding and the roof is double pitched and of insulated profile steel sheet construction incorporating translucent roof lights.

The front two storey office block is let to Pentair Thermal Management UK Ltd who also have a compressor room and tank storage area in the service yard.

Internally, the factory area has reinforced concrete floors throughout and is divided to provide a main production area and a smaller loading bay area with two electrically operated insulated sectional loading doors. At ground level the unit has male and female WCs with shower facilities and at mezzanine level there is open plan and private office accommodation.

Externally, there is a tarmac service yard to the west of the building providing vehicular access to the 2 loading doors. Car parking is provided in a dedicated area off the service yard.

Services

The property benefits from all mains services including a substantial three phase electricity supply. Lighting to the factory area is by way of low bay sodium/halogen units. Heating to the production space is by way of gas fired warm air blower units

Accommodation

Tenanted Area		
GF Offices/WCs	1,111 m ²	11,958 sq.ft
1F Offices/WCs	1,180 m ²	12,703 sq.ft
Compressor room	133 m ²	1,427 sq.ft
Total	2,424 m ²	26,088 sq.ft
Vacant Area		
Factory Area	2,803 m ²	30,167 sq.ft
Loading Bay	598 m ²	6,435 sq.ft
WC Block	81 m ²	874 sq.ft
Mezzanine offices	514 m ²	5,530 sq.ft
Total	3,996 m ²	43,006 sq.ft
Grand Total	6,420 m²	69,154 sq.ft

Site area 2.167 ha 5.35 acres

Tenancies

The front two storey offices are let to Pentair Thermal Management UK Limited by way of a full repairing and insuring lease expiring 28th November 2020 at a current rent of £80,000 pa which is subject to review on 28th Nov 2015.

Terms

The vacant section is offered to let by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £150,000 pa.

Alternatively our clients will dispose of their freehold interest in the property to include the rental income from Pentair Thermal Management UK Limited (£80,000 pa) for a price of £2,500,000 subject to contract.

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- VAT:** The VAT position relating to the property may change without notice.

Rating

The vacant area is currently assessed at Rateable Value £127,000 and the rates payable for 2014/15 are £61,214.

Energy Performance Certificate

The property has an EPC rating of

VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

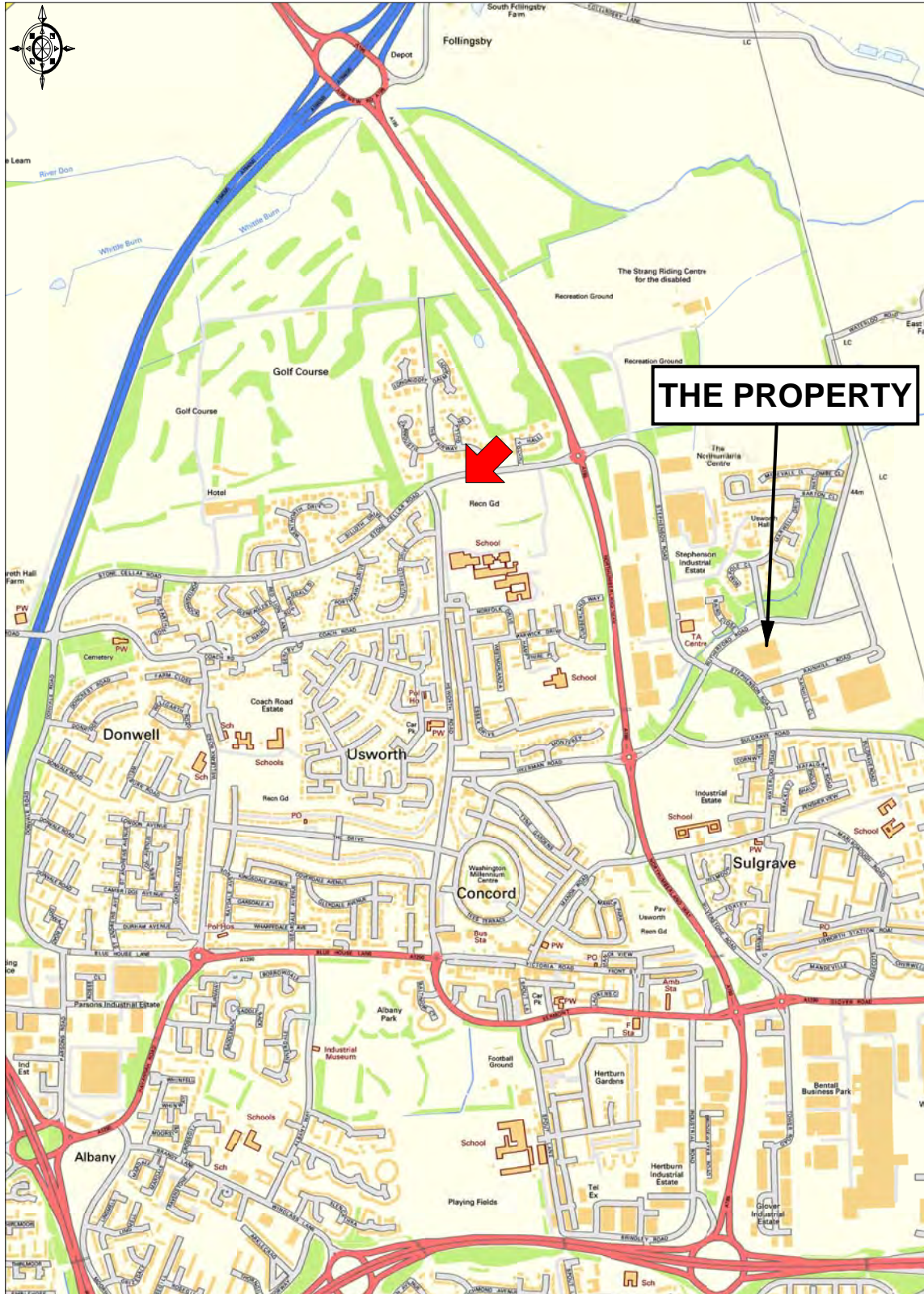
Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Jan 2015

Image March 2015

3 Rutherford Road
Stephenson Industrial Estate
Washington

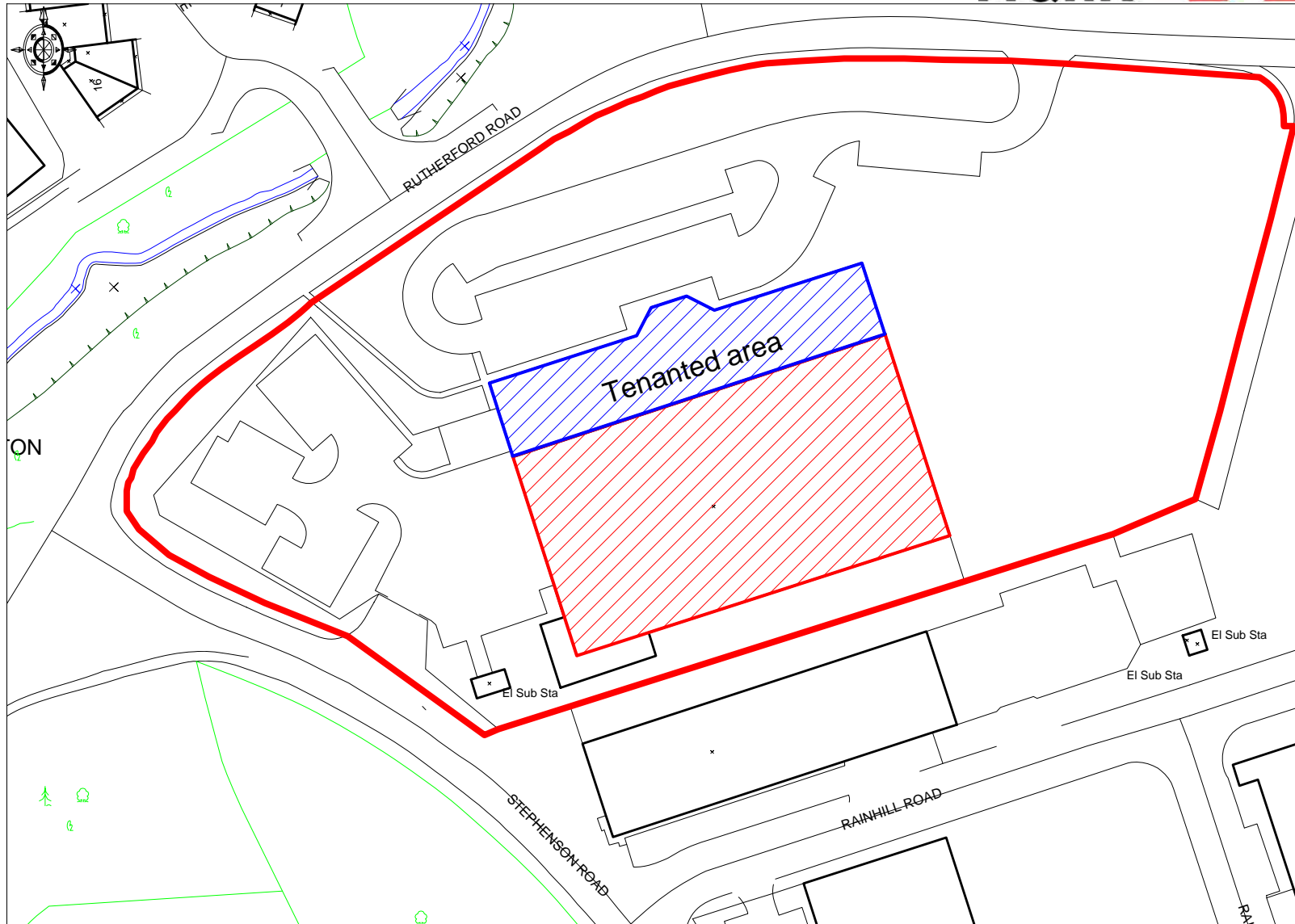


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3 Rutherford Road (Map)

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3 Rutherford Road
Stephenson Industrial Estate
Washington



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3 Rutherford Road

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