

TO LET

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



Modern Factory / Warehouse Unit 3,996m² (43,006 sq ft)

- Modern factory/warehouse accommodation with office space
- Excellent location close to Nissan and easily accessible from A194 (M)
- Total Area: 3,996m² (43,006 sq ft)
- Internal clear height 5.5 metres
- 2 level access loading doors
- Option of further land for extension or hardstanding comprising 0.6 Ha (1.5 acres)
- Rent: £172,000 per annum exclusive

SITUATION

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

This single storey unit is of steel portal framed construction with an internal clear height of 5.5m. 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 2 storey office block is let to Gadcap Technical Solutions who have a compressor room and tank storage area in the service yard to which they have rights of access.

Internally, the factory area has concrete floors 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.

There is land to the rear of the warehouse extending to 0.6 Ha (1.5 acres), which is available for the extension of the property or hardstanding.

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 warehouse is by way of gas fired warm air blowers.

For further details please contact:



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Subject to Contract

ACCOMMODATION

The unit provides the following gross internal areas:-

Description	m ²	sq ft
Factory Area	2,803	30,167
Loading Bay	598	6,435
WC Block	81	874
Mezzanine Offices	514	5,530
Total	3,996	43,006

RATING

The property is assessed at Rateable Value £148,000 and the rates payable for 2019/20 are £74,592.

TERMS

The unit 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 £172,000 per annum.

ENERGY PERFORMANCE

The building has an EPC rating of C73.

VAT

All rents and service charges are subject to Value Added Tax.

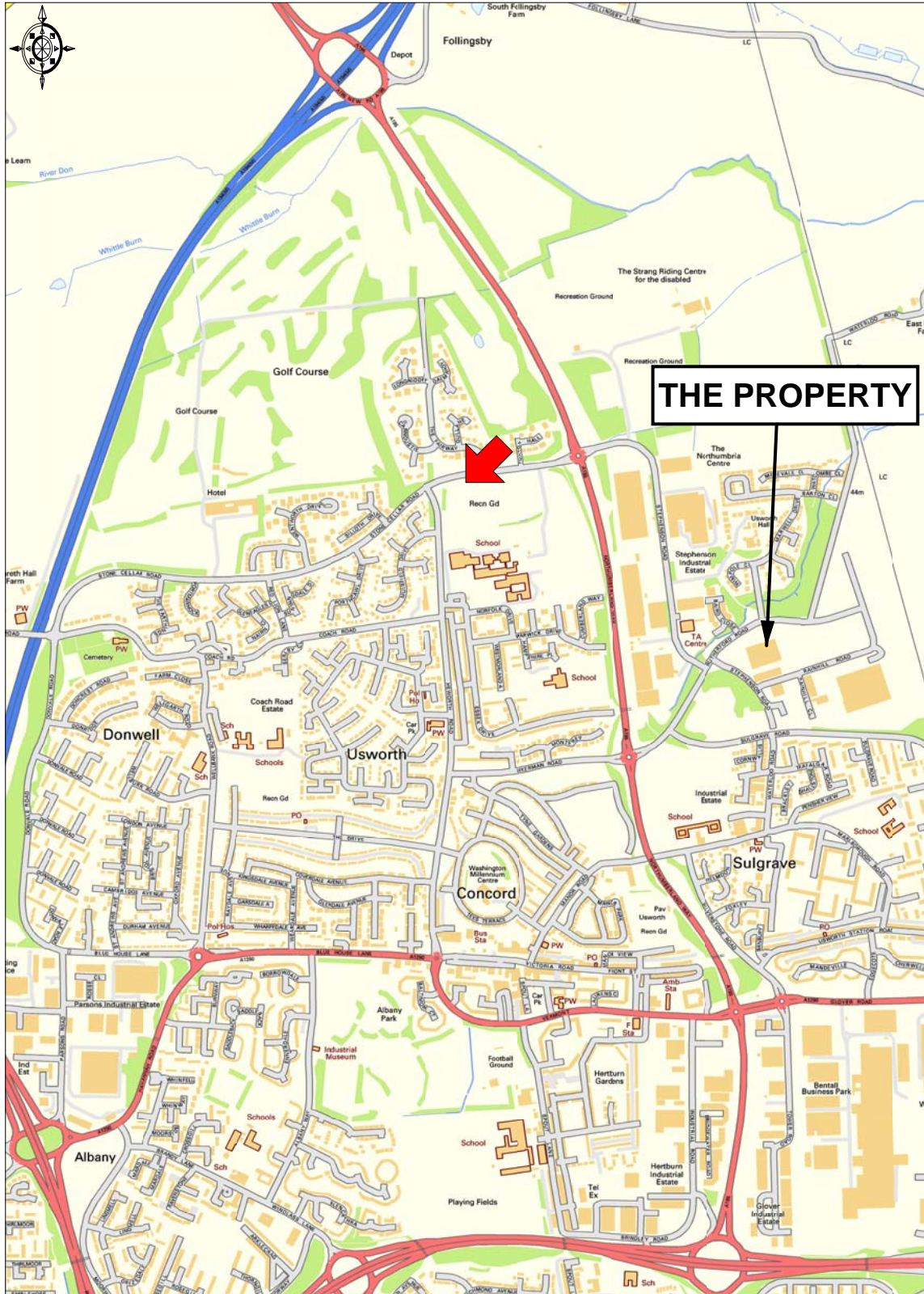
VIEWING

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

Particulars - March 2019
Images - May 2016



3 Rutherford Road
Stephenson Industrial Estate
Washington

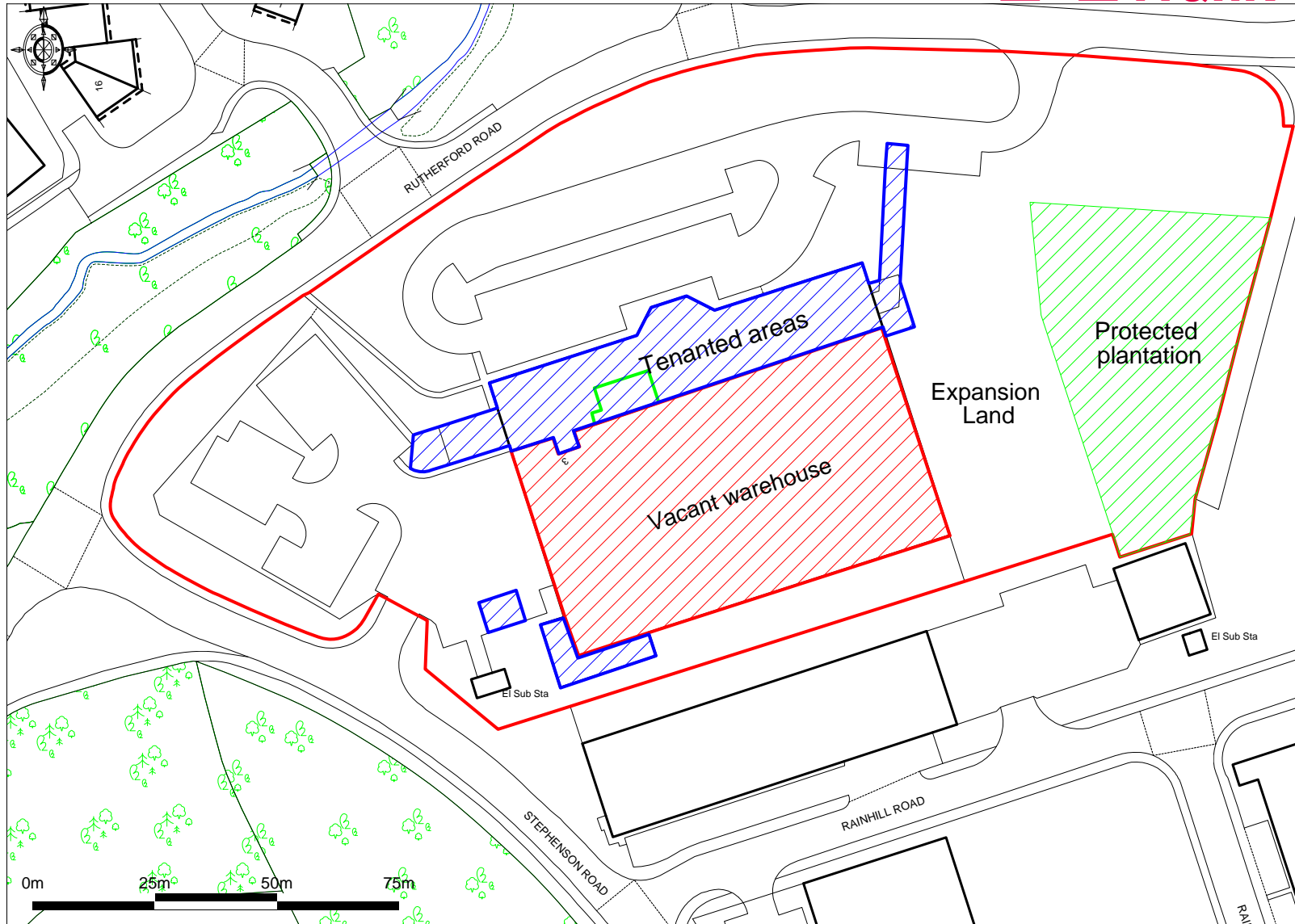


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3 Rutherford Road (Map)

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3 Rutherford Road
Stephenson Industrial Estate
Washington



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3 Rutherford Road - plan

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