

TO LET

Industrial Unit

Unit 12 Bentall Business Park
Washington
NE37 3JD



- 642.22 ft² (6,912 ft²).
- Mid terraced industrial unit.
- Single storey office.
- 24 hour manned security.
- CCTV on the estate.

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.

Description

The premises comprise a single storey mid terraced steel portal frame industrial unit.

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Retail
Development
Industrial
Investment
Office

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Newcastle upon Tyne, NE1 8AF

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Description...Cont

The external walls are of insulated profile metal cladding with the roof being pitched and surmounted with insulated profile metal cladding incorporating translucent panels.

Internally the warehouse benefits from concrete floors, sodium lighting and clear internal eaves height of 4.8 m rising to 6.5 m at the apex. To the front of the building, there is a single storey office incorporating WC's.

Externally to the front there is a parking area with vehicular access into the unit via one roller shutter door and one up/over door, both measuring 4.5 m wide x 4.8 m high. Additional level access is to the rear of the unit via to large concertina doors. Services to the unit include gas, 3 phase electricity and water.

Accommodation

The property provides the following gross internal areas:

	m ²	ft ²
Warehouse	574.55	6,184
Ground Floor Office	67.67	728
Total GIA	642.22	6,912

Terms

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

Rent

On application.

Rateable Value

The VOA indicated that the property has a Rateable Value of £29,250 from April 2010.

EPC

The property has an energy rating of E-118.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All prices are exclusive of VAT where chargeable.

Further Information

For general enquiries and viewing arrangements please contact Chris Donabie, Sally Birks or Keith Stewart on 0191 232 7030 or email: chrisdonabie@naylor.co.uk, sallybirks@naylor.co.uk, keithstewart@naylor.co.uk, alternatively contact joint agents Cushman & Wakefield or Sanderson Weatherall.

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