

**RAPLEYS**

## FOR SALE Service Centre/Industrial Unit

rapleys.com  
0370 777 6292

19 Parsons Road, Parsons Industrial Estate  
Washington NE37 1EZ

CONTACT **William Seddon**  
07786 264490 | [william.seddon@rapleys.com](mailto:william.seddon@rapleys.com)

**Peter Paphitis**  
07917 674909 | [peter.paphitis@rapleys.com](mailto:peter.paphitis@rapleys.com)



Former service centre

Large secure yard

Situated within the established  
Parson Industrial Estate

1,018 sq m (10,966 sq ft) on  
0.29 hectare (0.71 acre)

**Please note, Rapleys are also  
marketing the associated  
showroom facility on Parsons  
Road extending to 1,229.40 sq m  
(13,234 sq ft) on 0.73 hectare  
(1.80 acre)**

**FOR SALE**  
**Service Centre/Industrial Unit**

CONTACT **William Seddon**  
 07786 264490 | [william.seddon@rapleys.com](mailto:william.seddon@rapleys.com)  
**Peter Paphitis**  
 07917 674909 | [peter.paphitis@rapleys.com](mailto:peter.paphitis@rapleys.com)

rapleys.com  
**0370 777 6292**

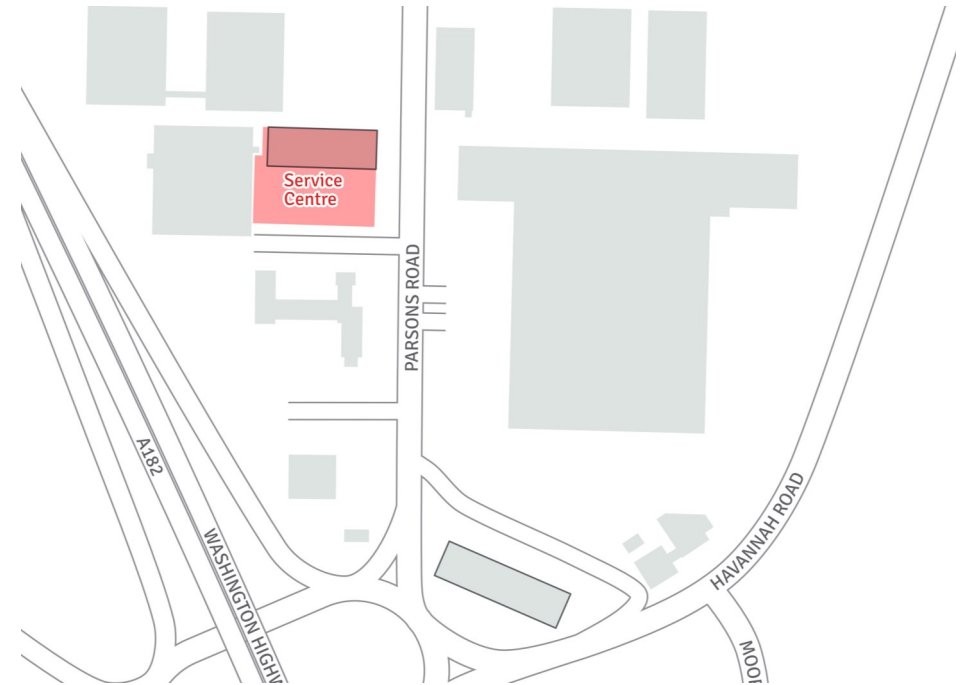
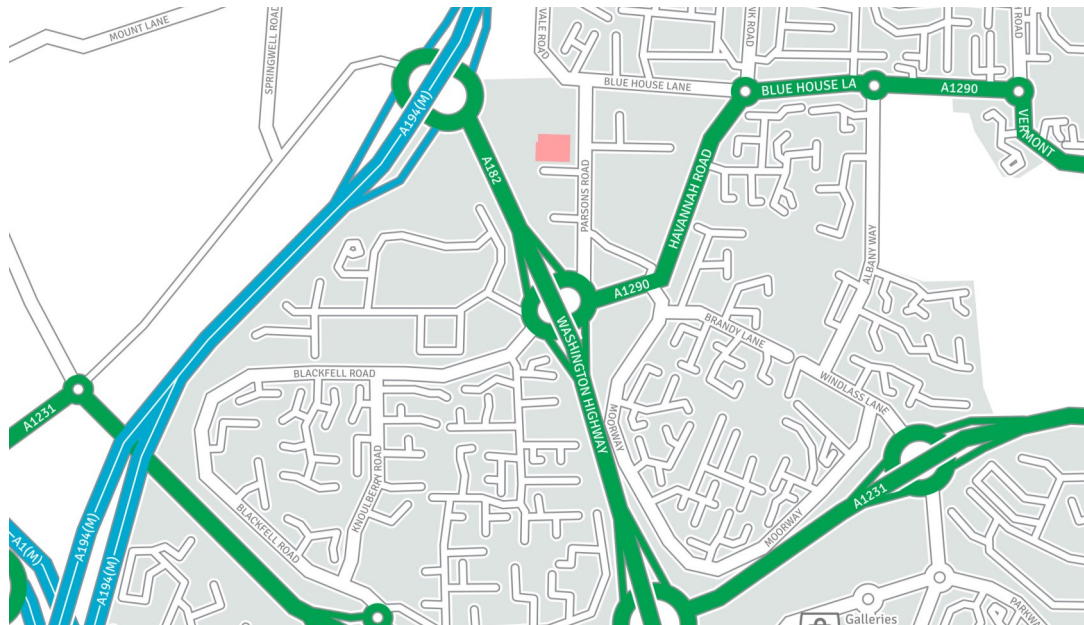
19 Parsons Road, Parsons Industrial Estate  
 Washington NE37 1EZ

**Location**

Washington is a new town situated in the North East of England, approximately 7 miles to the west of Sunderland and 10 miles south of Newcastle upon Tyne. Washington town centre is situated 1.5 miles to the south east.

The property is located off the A182, which links the A194(M) and the A1231, within Parsons Industrial Estate, with access from Parsons Road.

The surrounding area is an established commercial area with nearby occupiers including **Co-Operative Petrol Filling Station, B&Q** and **Visage**. The **Galleries Shopping Centre** is located 1.5 miles to the south.



**Description**

The property provides a self contained industrial unit, which is currently occupied as a service centre. The property is of steel portal frame construction with a combination of brick and steel clad elevations, benefiting from a secure yard to the front. Internally, the property provides two workshops, along with a reception area, parts department, office accommodation, W/C and kitchen facilities. The unit is accessed from Parsons Road.

# FOR SALE

## Service Centre/Industrial Unit

CONTACT **William Seddon**  
07786 264490 | [william.seddon@rapleys.com](mailto:william.seddon@rapleys.com)

**Peter Paphitis**  
07917 674909 | [peter.paphitis@rapleys.com](mailto:peter.paphitis@rapleys.com)

rapleys.com  
**0370 777 6292**

19 Parsons Road, Parsons Industrial Estate  
Washington NE37 1EZ

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Total</b>	<b>1,018</b>	<b>10,966</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.29</b>	<b>0.71</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Additional Property

The associated showroom facility, extending to 1,229 sq m (13,234 sq ft) is available by way of separate negotiation. Further details are [available here](#).

### Tenure

Freehold/Leasehold.

### Terms

Our client invites offers on a freehold basis. Offers on a subject to planning basis will be considered on their merits. Leasehold offers may be considered.

### Rating

We are advised that the Rateable Value is £36,750, and the UBR for 2019/20 is 49.1p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

By appointment only.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in October 2019.