



To Let

Subject to Refurbishment

**12 Walton Road
Pattinson Industrial Estate
Washington, NE38 8QA**

- GIA 3,123 sq m (33,617 sq ft)
- Large service yard
- Two storey offices and welfare
- 2 x 5T gantry cranes
- Eaves height 5.28m

SUBJECT TO CONTRACT

**Contact: Nick Atkinson
Email: nick@htare.co.uk
Direct Tel: 0191 245 3011**

**HTA Real Estate
Suite A11
Milburn House
Dean Street
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234**

Location

The property is located on Pattinson North Industrial Estate in the southwest of Washington. The estate has direct access to the A1231 Washington Highway which in turn links the A1(M) to the west and the A19 to the east. Sunderland City centre is 6 miles to the east and Newcastle City Centre 8.5 miles north west.

The property is near the Nissan car plant and several tier one Nissan suppliers. Other occupiers on the estate include Asda logistics warehouses, Fowler Welch Coolchain and Manheim Automotive Auctions.

Description

A detached industrial/manufacturing unit of steel framed construction contained within 3 bays, with integral office accommodation over two floors.

The elevations are brick/blockwork base walls with insulated profile metal sheeting above, also extending to the roof which incorporates translucent roof lights. The offices have full height brickwork elevations.

The building has an eaves height of approximately 5.3m and apex height of 6.4m. Loading access is via two roller shutter doors. One bay includes 2 x 5T gantry cranes.

There is an attached storage building of similar construction running along the northern edge of the service yard. This extension has a further three loading doors.



Service yard and extension

Accommodation

	sq m	sq ft
Workshop & Compressor	2,234.00	24,046
Extension	257.30	2,770
Ground Floor Offices	297.29	3,200
First Floor Offices	334.56	3,601
Total GIA	3,123.15	33,617
Mezzanines (additional)	386.82	4,164

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£175,000** per annum exclusive. Purchase price on application.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £108,000. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC Rating of **C(69)**. A copy of the certificate is available on request.

Viewing

Via Agents HTA Real Estate

Contact:	Nick Atkinson	Simon Hill
Email:	nick@htare.co.uk	simon@htare.co.uk
Tel:	0191 245 3011	0191 245 3010

**12 Walton Road,
Pattinson Industrial Estate**



