



FOR SALE

Industrial / Warehouse Unit

**Hargrove House
26 Brindley Road
Washington, NE37 2SB**

SUBJECT TO CONTRACT

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HTA Real Estate
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- Rare industrial Freehold
- Detached with extensive service yard
- GIA 5,931 sq ft (551.03 sq m)
- Site area 0.58 acre (0.233 ha)
- 5.4m eaves
- Ground floor office with glazed frontage

Location

Located on Brindley Road on the Hertburn Industrial Estate, which is in the centre of Washington close to the A1231 Sunderland Highway and A195 junction.

Sunderland City Centre is approximately 6.5 miles to the east and the property sits between the A1(M) and the A19, being 2.5 miles west and east respectively.

Description

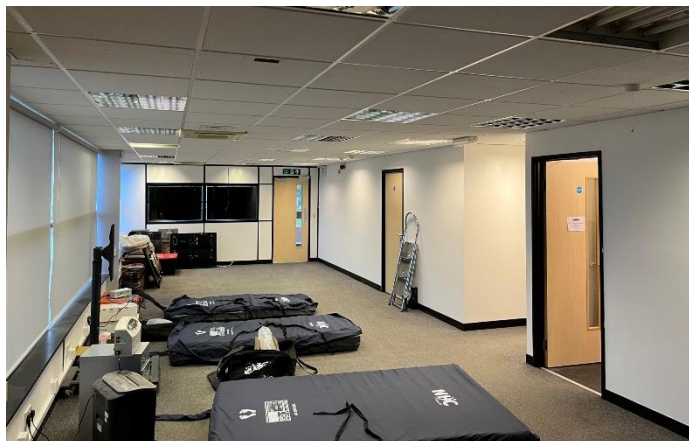
Modern detached industrial unit with offices on the ground floor and mezzanine above. The unit has a large dedicated concrete service yard with loading access via an electric up and over door. The property is steel portal framed with brick/block base walls, insulated profile metal sheeting to the elevations and roof, which incorporates translucent skylights.

Accommodation

	Sq m	Sq ft
Warehouse	327.96	3,530
Ground Fl Office & WCs	110.39	1,188
Mezzanine Office	42.48	455
Mezzanine Store	70.40	758
Total GIA	551.03	5,931

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £17,750 (2017). Interested parties speak to the Local Rating Authority to confirm the rates payable.



Terms

The unit is available freehold with offers invited over the guide price of £550,000.

Services

We understand that the property is connected to all mains services including a 3 phase electric supply.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property's current energy rating is EPC B(44). A copy is available to download on our website.

Services

We understand that the property is connected to mains water, drainage and three phase electric supply.

VAT

All figures quoted are exclusive of VAT which may apply.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via Agents HTA Real Estate

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