



Hillthorn
Business
Park



TO LET

High Quality New Build Industrial Unit – 71,764 sq ft

Unit 5 Hillthorn Business Park, Washington, Tyne & Wear NE37 3BR

The subject premises comprise a **high quality new build unit** which benefits from the following specification:

- ▶ 12m minimum eaves height
- ▶ 4 dock level loading doors
- ▶ 2 level access loading doors
- ▶ Offices over first and second floor with suspended ceilings, heating and lighting
- ▶ LED lighting to the warehouse area
- ▶ 550 kVA power supply
- ▶ 30% PV solar panels to the roof area
- ▶ 45m service yard and 71 parking spaces

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Accommodation

The premises comprise the following approximate areas (subject to final measurement survey):

Area	sq m	sq ft
Warehouse	6,021	64,810
1 st Floor Office	323	3,477
2 nd Floor Office	323	3,477
Total GIA	666,7	71,764

Location

The subject premises are located on **Hillthorn Business Park** which occupies a prime location in Washington within 1 mile of the Nissan production plant. The estate is accessed directly from the recently upgraded A1290 which connects to the A1231 providing dual carriageway access to the A1 to the west and A19 to the east. Washington is home to some of the regions largest manufacturing and distribution occupiers due to its strategic central location.

Sat Nav location: NE37 3HQ.





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Indicative images

Asking Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £556,175 per annum exclusive.

Rateable Value

The premises are new build and are yet to be assessed for their rateable value.

EPC

The premises are yet to be assessed for EPC purposes but are aiming to achieve an A standard.

Viewing

Strictly by appointment with joint agents
Avison Young & HTA.

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