



To Let

**16 - 17 Faraday Close, Pattinson Ind Estate,
Washington, NE38 8QJ**

- 4,613 sqft to 9,226 sq ft
- Close to Nissan
- Excellent access to A1(M) & A19
- 3.88m Eaves



Location

The property is located on the popular Pattinson North Industrial Estate in the southwest of Washington, very close to the A19 and Nissan car manufacturing plant. 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 the Galleries Retail Park is 2.5 miles to the west.

Description

The property comprises two industrial units which have been interconnected to provide a self-contained unit, of steel frame construction with flat metal deck roof covered with mineral felt. The elevations are of brick cavity and profile sheet cladding to a height of 3.88m to underside of steel beam and 4.3m to underside of metal decked roof. Each unit has a brick and glazed single story office block with flat felt roof over to the northern elevation.

The units have a single roller shutter door approximately 3.7m wide and 3.6m high. Externally there is a small tarmacked service yard in front of each loading door to the northern elevation as well as car parking.

Services

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

The units have the following power supply: -

Unit	KVA
15 - 17	300 (to be split)

Interested parties should however make their own enquiries to confirm availability of services.

Accommodation

The sizes below are for reference only.

	Sqm	Sq ft
Unit 16		
Workshop	364	3,913
Office	65	700
Total	429	4,613
Unit 17		
Workshop	364	3,913
Office	65	700
Total	429	4,613
Unit 16 - 17		
Total	858	9,226

Tenure

The premises are available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

The units can be let individually or as a single unit.

Rent

Rent £6 per sqft.

Business Rates

Current rateable value (1 April 2023 to present) – Units 15 to 19 £75,000.

The units will need to be separately assessed if split.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

TBC

Viewing

Via Agents HTA Real Estate

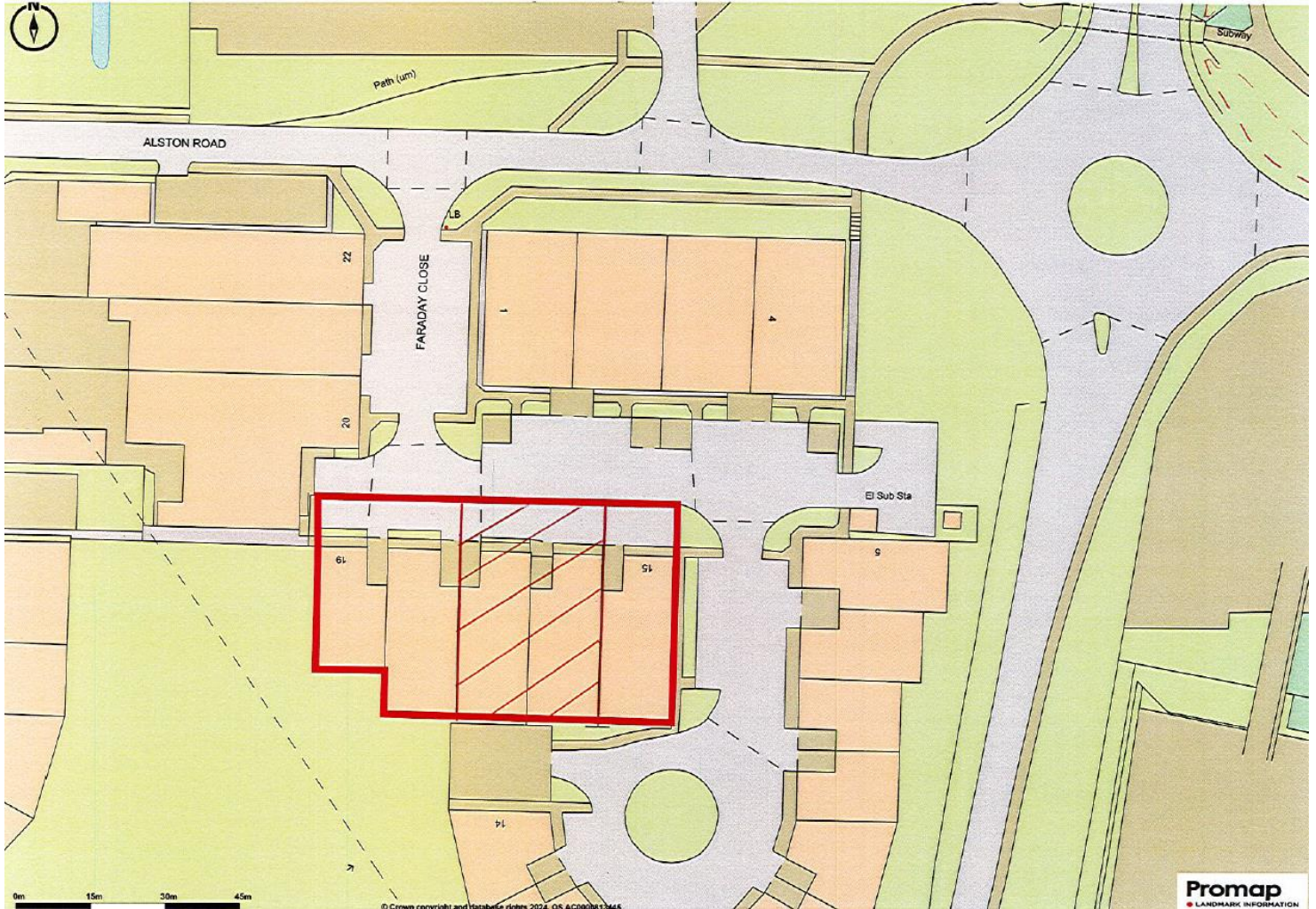
Nick Atkinson - nick@htare.co.uk

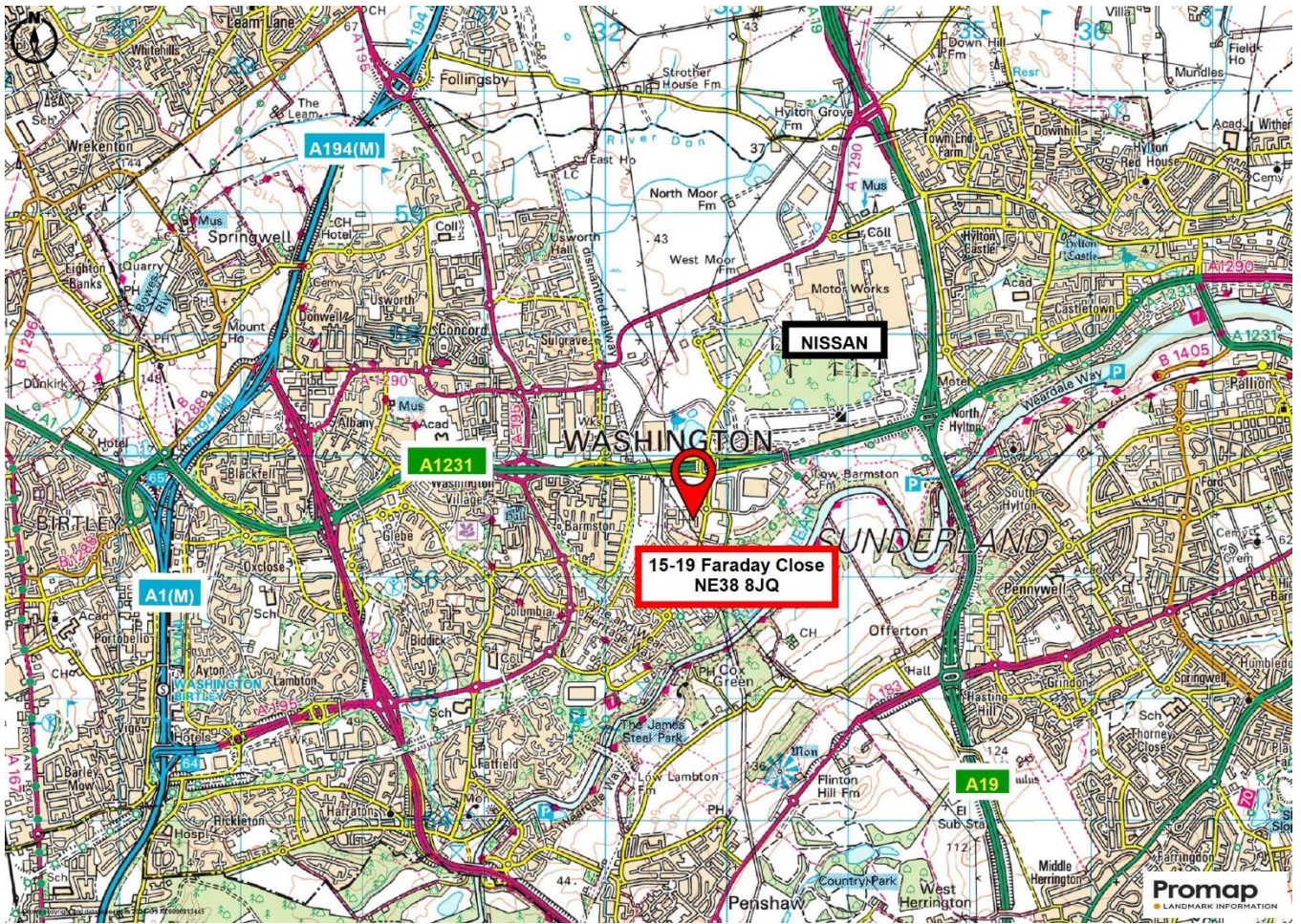
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Jan 2024





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