

IMMEDIATELY AVAILABLE TO LET



HARLEYFORD  
CAPITAL

## TURBINE WAY

Only Two Units Remaining

TB68 - 68,458 SQ FT

TB51 - 51,376 SQ FT

Washington, SR5 3NZ

# TURBINE WAY





# FINAL UNITS REMAINING NEW GRADE A INDUSTRIAL AND LOGISTICS UNITS READY TO OCCUPY

Turbine Way comprises four new units built to the latest specification. TB51 and TB68 are available for immediate occupation.

Strategically located for connectivity to major transport routes, Turbine Way is situated in an established commercial area with nearby occupiers including Nissan, ASDA, Vantec and Argos. The Business Park sits adjacent to the A1231 Sunderland Highway which connects the region's main arterial routes being the A19 less than 1 mile to the east and the A1 circa 4 miles to the west.

The units are rated EPC A and BREEAM Very Good, ensuring lower energy costs and reflecting exceptional environmental performance.

TB51 - 51,376 SQ FT  
AVAILABLE NOW

TB68 - 68,458 SQ FT  
AVAILABLE NOW



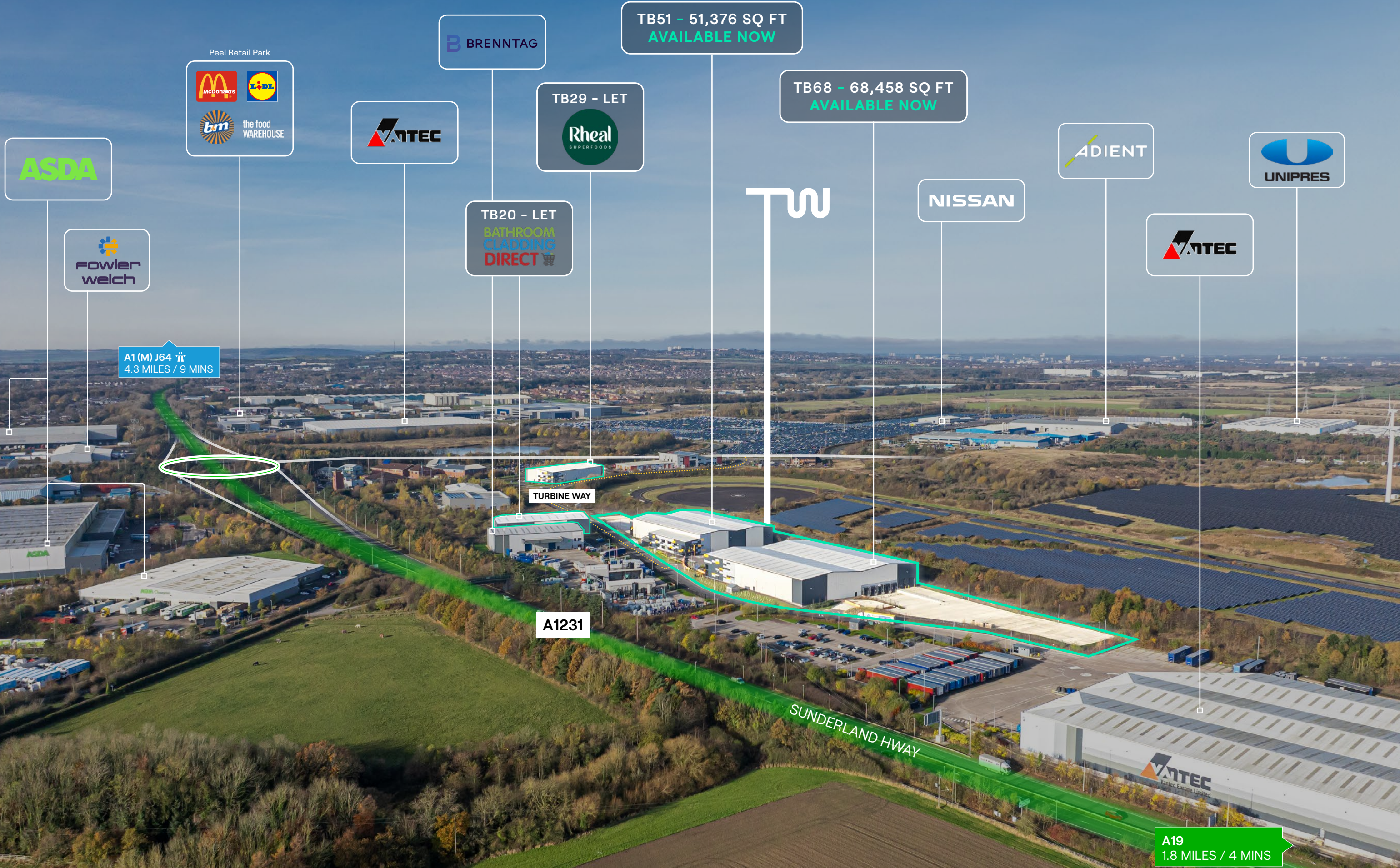

**>2.1M POPULATION  
WITHIN 25 MILE RADIUS**

**BREEAM<sup>®</sup> VERY GOOD**



**EPC A RATING**



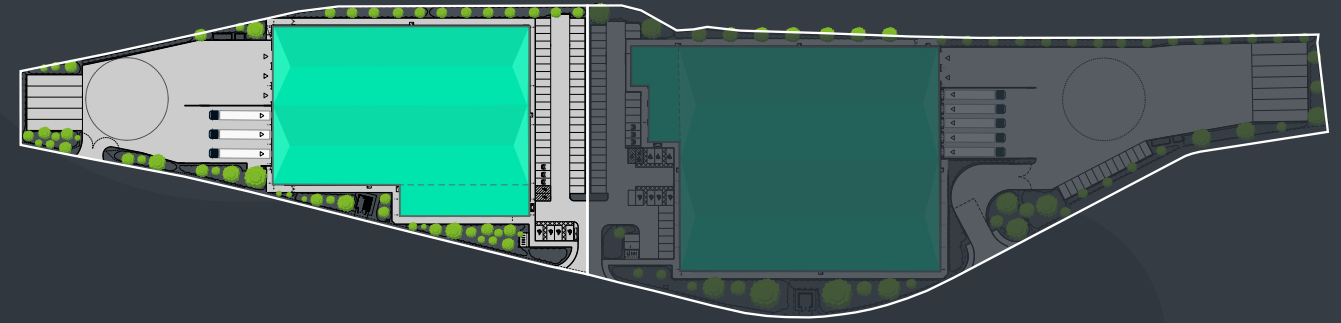




# NEW GRADE A INDUSTRIAL UNIT

## TB51 – 51,376 SQ FT

Built for productivity, TB51 provides versatile warehouse space, ample parking and on-site amenities such as modern flexible office floor, breakout area, kitchen and secure bicycle storage.



The accommodation provides the following Gross Internal Floor Areas:

TB51	SQ M	SQ FT
Warehouse	4,258	45,833
Office	515	5,543
<b>TOTAL</b>	<b>4,773</b>	<b>51,376</b>



**10M**  
CLEAR INTERNAL  
EAVES HEIGHT



**50KN**  
FLOOR  
LOADING



**3**  
DOCK LEVEL  
LOADING DOORS



**3**  
LEVEL ACCESS  
LOADING DOORS



**5**  
HGV SPACES



**51**  
CAR PARKING  
SPACES



**2**  
EV CHARGING  
POINTS



**50M**  
YARD DEPTH

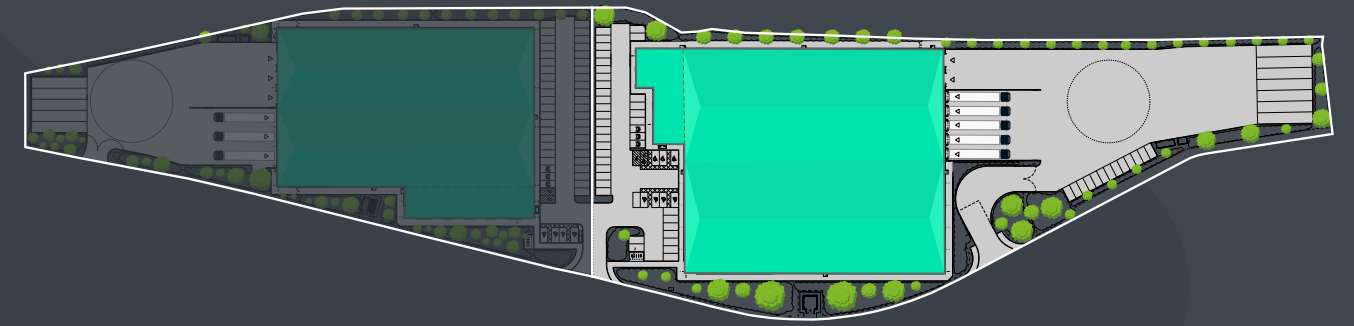


**470 KVA**  
POWER  
SUPPLY

# NEW GRADE A INDUSTRIAL UNIT

## TB68 – 68,458 SQ FT

Designed to the same high standard as TB51, the larger TB68 delivers flexible warehousing complemented by the level of office space, staff amenity, parking and service yard to maximise operational efficiency.



The accommodation provides the following Gross Internal Floor Areas:

TB68	SQ M	SQ FT
Warehouse	5,889	63,389
Office	471	5,070
<b>TOTAL</b>	<b>6,360</b>	<b>68,458</b>



10M

CLEAR INTERNAL  
EAVES HEIGHT



50KN

FLOOR  
LOADING



5

DOCK LEVEL  
LOADING DOORS



3

LEVEL ACCESS  
LOADING DOORS



7

HGV SPACES



63

CAR PARKING  
SPACES



2

EV CHARGING  
POINTS



85M

YARD DEPTH



635 KVA

POWER  
SUPPLY

# TURBINE WAY: A SUPPORTIVE BUSINESS ENVIRONMENT IN WHICH TO THRIVE

## Strategic Location

**Proximity to Major Transport Routes:** Washington is immediately connected to the region's key arterial routes (A1 and A19) via the A1231 Sunderland Highway, linking to major conurbations including Gateshead and Newcastle to the north, and Sunderland, Durham, Teesside and Leeds to the south.

**Access to Ports:** Port of Tyne, a major shipping hub, is located 6 miles to the north facilitating easy import and export of goods. Port of Sunderland (5 miles), Port of Blyth (18 miles) and Teesport (37 miles) are also easily accessed from Washington.

**Airports:** Close proximity to Newcastle International Airport offers logistical support for air freight and business travel.

## Skilled Workforce

**Industrial Expertise:** Sunderland and the wider North East region have a history of manufacturing and engineering, ensuring a pool of skilled labour.

**Training Facilities:** The region is well-known for its universities and colleges providing both academic and vocational courses tailored to engineering, manufacturing and logistics providing a pipeline of trained professionals.

## Cost Effectiveness

**Lower Operational Costs:** Compared with most UK logistics and industrial areas, property and operational costs are more affordable.

Source: ONS/NOMIS

Average Gross Weekly Earnings			
Sunderland	£643	West Midlands	£688
North East	£650	North West	£692
Yorkshire & Humber	£675	South East	£779
		Great Britain	£730



	Miles	Time	Miles	Time
A19	1.8 miles	4 mins	Port of Tyne	7.2 miles / 15 mins
A194 (M)	3.8 miles	6 mins	Newcastle	12 miles / 25 mins
A1 (M)	4.3 miles	9 mins	Newcastle Int Airport	17 miles / 35 mins
Sunderland	6 miles	15 mins	Teesport	40 miles / 45 mins





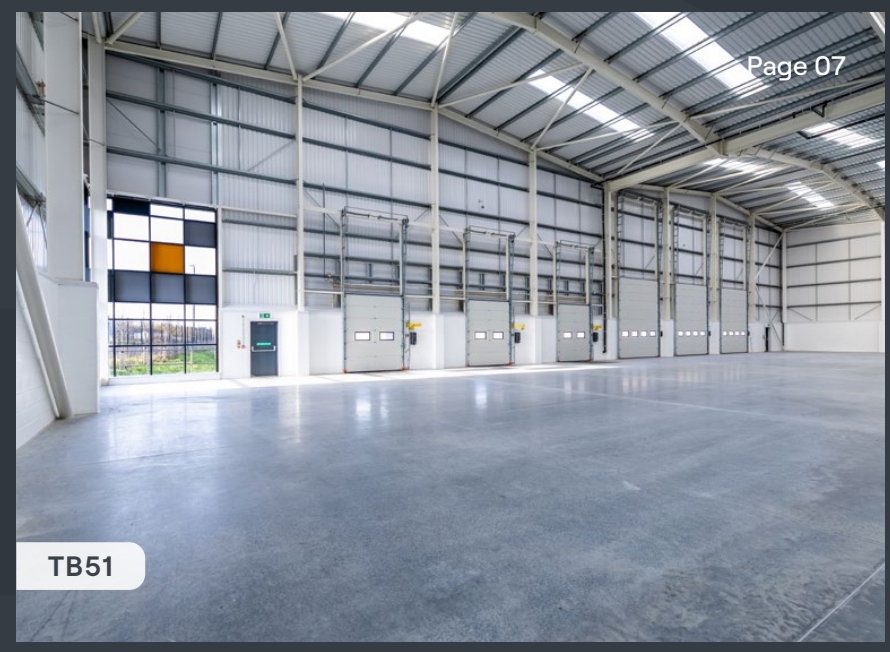
OFFICE



OFFICE



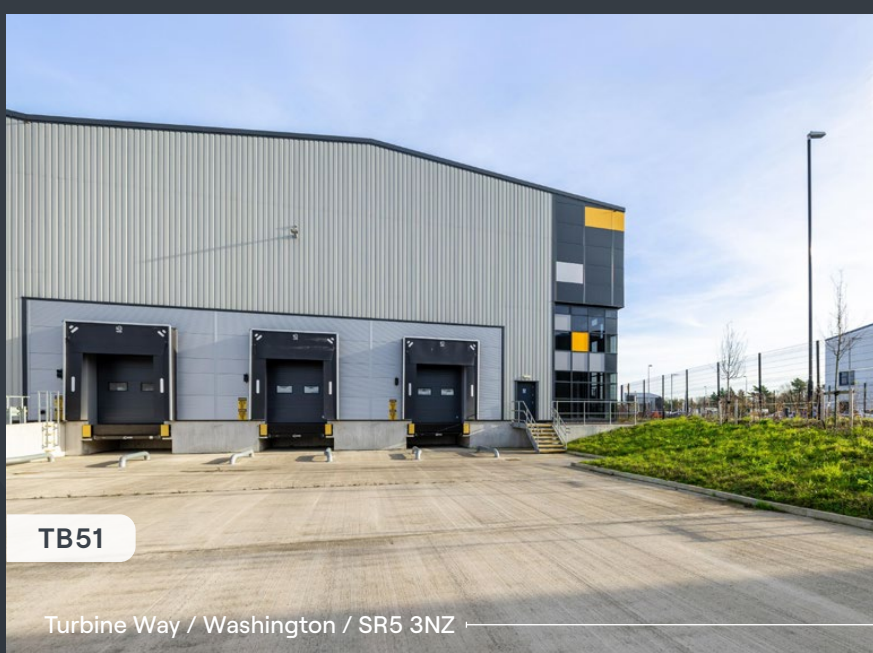
TB68



TB51



TB68



TB51



TB68





HARLEYFORD  
CAPITAL

## LEASE TERMS

Units are available to lease on quoting terms.

For further information and the rent payable, please contact the joint agents below.

## BUSINESS RATES

Assessment of Rateable Value for the available units is pending.

Further information is available on request.



### SIMON HILL

07855 834 467  
simon@htare.co.uk

### NICK ATKINSON

07950 319 060  
nick@htare.co.uk




### MARK PROUDLOCK

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### JAMIE PARKER

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