



To Let **NE38 8QR**

**Wilden Road,
Pattison Industrial Estate,
Washington.**

- 45,475 sqft detached unit.
- 10.5-meter eaves.
- 12 level access doors.
- Large secure fenced yard.
- 360-degree circulation.
- Nissan 2 mile to the North.



Location

Washington is located between the A1(M) and the A19 within the boundaries of the City of Sunderland, which lies 4 miles to the west.

The property is situated approximately 6 miles south east of Newcastle upon Tyne and 5 miles north east of Durham City. As well as being within the heart of the region's arterial road network, Newcastle International Airport is situated approximately 12 miles north west and there are Inter City rail stations at Newcastle and Durham.

The major port facilities both on the River Tyne and in Sunderland are also easily accessible.

Nissan is approximately two miles to the north.

Description

The property comprises of a detached industrial warehouse unit with a detached office block to the northern elevation.

The warehouse is of steel portal frame construction with full height profile steel cladding to the walls and roof.

The warehouse has an eaves height of 10.5m to underside of haunch and benefits from full LED lighting.

Access to the warehouse is provided by 8 level loading doors 10m high x 5.8m wide. There are an additional 4 level access doors 9m high x 4.2m wide. There is a loading canopy which runs the full length of the eastern elevation.

The warehouse sits on a site of approximately 4.16 acres with most of the site being concrete hardstanding providing 360-degree circulation around the building.

An additional surfaced site of 2.4 acres which adjoins the warehouse could also be made available by separate negotiation if required.

The detached office block provides for office/meeting rooms, kitchen and WC facilities.

Accommodation

	sq m	sq ft
Industrial/Warehouse	4,224.73	45,475
Canopy	656.54	7,067
Offices	254.37	2,738
Total Site	5,135.64	55,280
		4.16 Acres

Terms

The property is available by way of a new FRI lease for a term to be agreed at a rent of £321,000 per annum.

Business Rates

According to the Valuation Office Agency website the property appears on the April 2023 list as having a Rateable Value of £189,000. Interested parties are advised to speak to the Local Rating Authority to confirm the rates payable.

Services

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

Interested parties are advised that they will need to satisfy themselves with regards to all service provisions within and supplied to the building.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

Available on request

Viewing

Via Agents HTA Real Estate: -

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