

**2 ALSTON ROAD,  
WASHINGTON, TYNE AND  
WEAR, NE38 8QH**

**TO LET**

7,838 Sq Ft (728.15 Sq M)

- ▶ 5m eaves height
- ▶ Fully refurbished in 2021.
- ▶ Excellent access to A19 and A1
- ▶ Close to NMUK plant
- ▶ Single roller shutter door



## Description

The unit comprises a mid-terrace industrial units of steel frame construction with flat metal deck roof covered with mineral felt. The elevations are of insulated profile cladding with high level aluminium framed ribbon windows to allow natural light and internal blockwork walls. The eaves height is 5m to underside of steel truss roof.

The unit has first floor offices with toilets. All units have a single roller shutter door to the northern.

Externally there is a tarmacked service yard to the northern elevation which is accessed directly off the main estate road and provides parking.

The units were fully refurbished in 2021.

## 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.

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## Services

We understand that the property is connected to all mains services. Interested parties are recommended to make there own enquiries with regards to services.

## Terms

The premises are available by way of a new full repairing and insuring lease on terms and rent to be agreed

## Business Rates

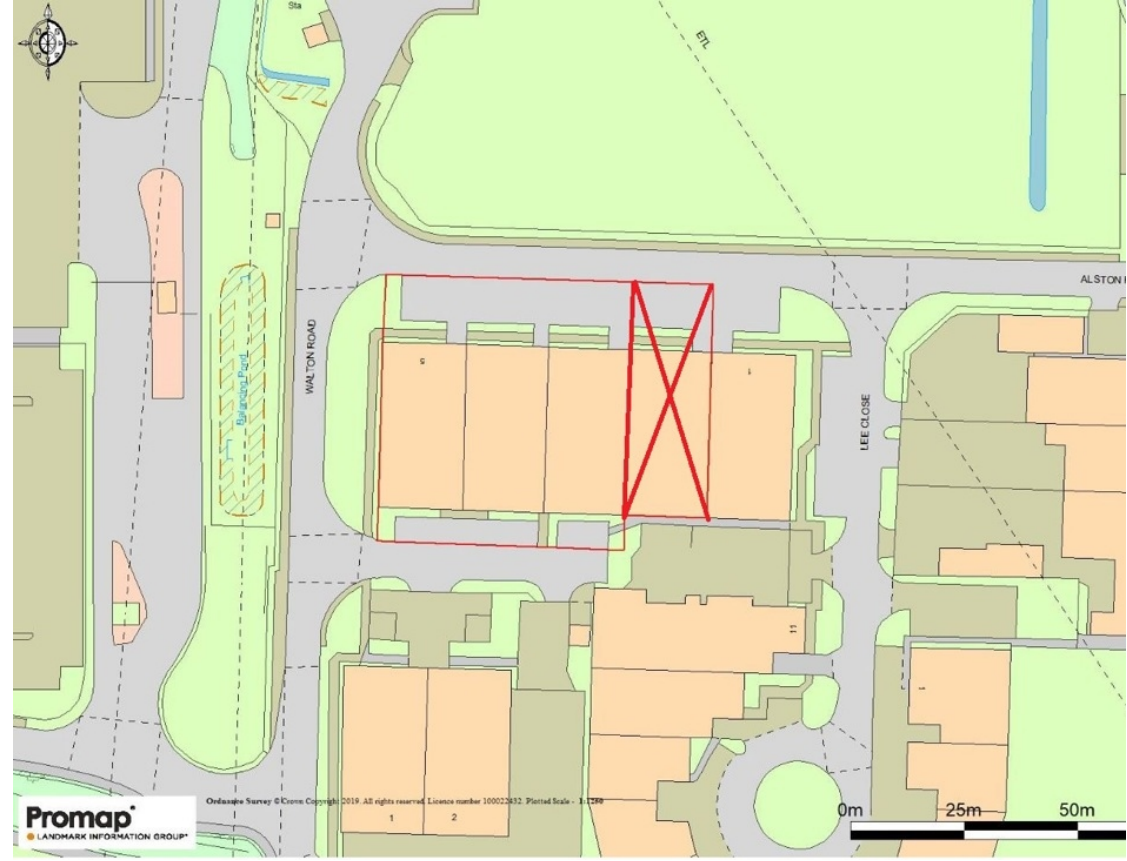
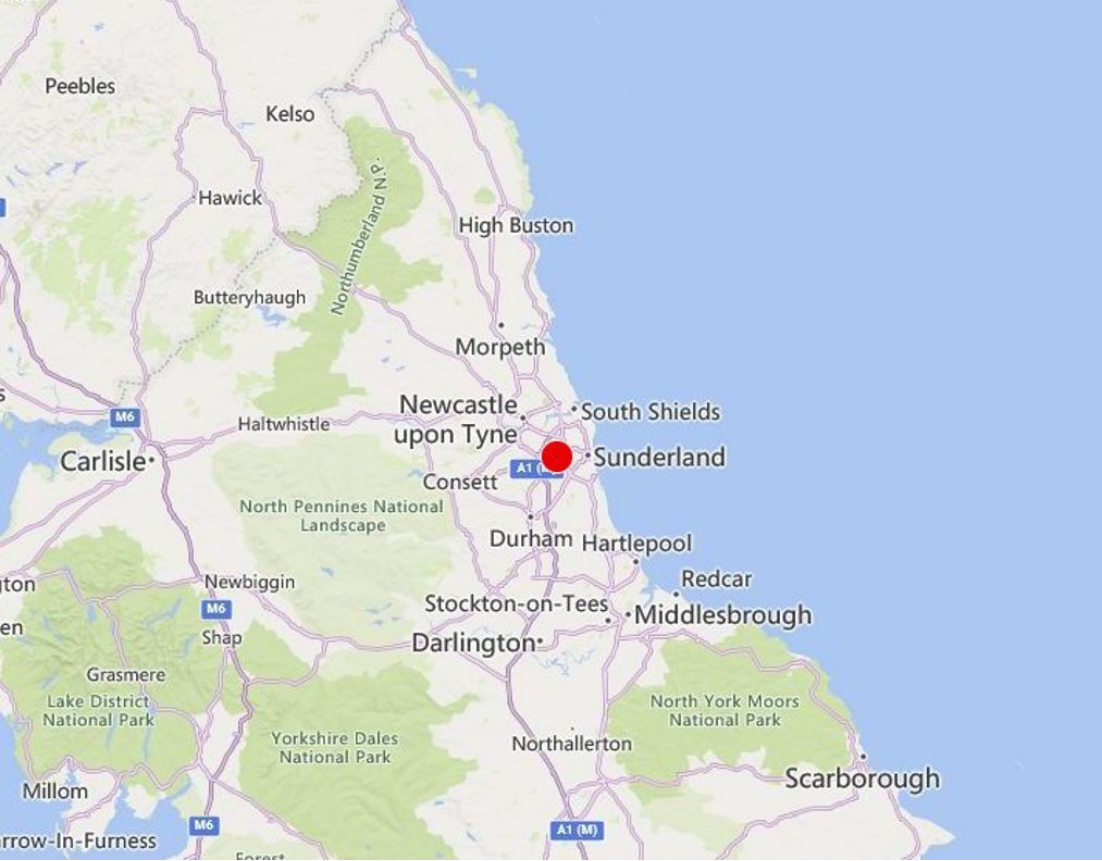
The property has an RV £38,000 as at 1st April 2026

## VAT

All figures quoted are exclusive of VAT which may apply.



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## Viewing

For further information contact HTA Real Estate

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