



TO LET

157,110 Sq Ft (14,595.52 Sq M)

On Application

PRELIMINARY DETAIL, UNIT 6 INTERNATIONAL DRIVE, IAMP, WASHINGTON, SR5 3HX



- ▶ High quality manufacturing facility built in 2019
- ▶ 12m eaves height
- ▶ 3.8 MVA power supply
- ▶ 2,537.4 sq m (27,313 sq ft) grade A offices
- ▶ Two 15T gantry cranes
- ▶ Seven loading doors

Description

A high quality detached advanced manufacturing facility extending to 160,443 sq ft (subject to final measurement) and constructed to a very high specification including:- Fully fenced secure site, Power 3.8MVA, Gas 2200KW, 12m eaves (Underside of haunch), Floor loading 75kn/sq m, Two 15T gantry cranes, Seven Loading doors, LED Lighting, 300 car parking spaces, 12 EV charging points, 27,313 sq ft Grade A office space

Location

Location

IAMP is located just off the A19 north of Nissan, with access via the newly improved Downhill Lane junction onto the A1290.

The factory is situated just to the north of the main Nissan UK manufacturing facility and just to the east of the newly constructed AESC's Gigafactory.

Being located adjacent to the A19 and close to the A1231 Washington Highway means the factory has direct access to the major arterial road network running through the region including the A1(M)

Approximate distances by road:- Nissan - 0.4 miles, A19 - 0.5 miles, A1 - 5.5 miles

Services

We understand 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 supplied to the building.

Terms

Available by way of an assignment or sub-lease of an FRI lease dated 30th November 2024 for a term of 15 years with a 10 year break and 5 yearly rent reviews.

Rent on application.

Business Rates

Factory & Premises RV £885,000 (1 April 2026 to present)

VAT

All figures quoted are exclusive of VAT which may apply.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

The EPC Rating for the property is B(39) A copy of the certificate is available on request





Viewing

For further information contact HTA Real Estate

Nick Atkinson
nick@htare.co.uk
 07950 319060

Richard Scott
richard@htare.co.uk
 07787 697757

Simon Hill
simon@htare.co.uk
 07855 834467