



FOR SALE

20 Acres (8.09 Hectares)

On Application

PRELIMINARY DETAIL, WATERVIEW PARK, MANDARIN WAY, PATTINSON INDUSTRIAL ESTATE, WASHINGTON, NE38 8QG



- ▶ 20 Acre site
- ▶ Short term income
- ▶ Redevelopment Potential
- ▶ IOS opportunity
- ▶ Excellent location close to A19

Description

The site consists of three interlinking office buildings, constructed in 1999, totalling 182,173 sq ft with an adjacent amenity building of 16,566 sq ft containing a restaurant and a crèche. The offices have an operating capacity of 3,000 DWP employees based on site. There are 950 parking spaces providing an attractive ratio of 1:209 sq ft. The main buildings consist of a steel frame with external walls constructed in steel sheet panels and clad in aluminium framed curtain walling with double glazed windows.

Location

The site is situated on Mandarin Way which is accessed off the A1231 Washington Highway close to its intersection with the A19.

Located on the Pattinson Industrial Estate within a well established industrial area with excellent motorway connectivity which would support the redevelopment of the site for industrial use.

Services

We understand that all main services are connected to the site and there is a large power supply. Interested parties should make their own enquiries to establish availability of services.

Terms

Whilst the property is currently held by way of a number of long leaseholds we understand that at the end of the occupational lease that the freehold is available for a nominal sum.

Business Rates

RV £1,510,000 from 1st 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

We understand that each building has an EPC rating of 'D'.





Viewing

For further information contact HTA Real Estate

Simon Hill
simon@htare.co.uk
07855 834467

Richard Scott
richard@htare.co.uk
07787 697 757

HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated.