



TO LET – Warehouse/Production Unit

Unit 23, Bentall Business Park, Washington, Tyne and Wear, NE37 3JD

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL

- **Available Q4 2024**
- Modern warehouse/production facility with two storey offices.
- Located within 2.5 miles of Nissan Car Plant and 0.25 miles from the A1231 Sunderland Highway.
- Car parking and secure yard.
- High power supply.

Location

The premises are located on Bentall Business Park within the Glover Industrial Estate in Washington, north east of Washington town centre and close to the Nissan car plant. The property benefits from excellent transportation links with close proximity to the A1231 Sunderland Highway which links the estate to the A1(M) and A19.

Description

The premises comprise a modern single storey industrial unit of steel portal frame construction.

The external walls to the property are of cavity brickwork to dado level surmounted by insulated profile steel cladding above. The unit benefits from a pitched corrugated roof incorporating translucent panels.

Internally the warehouse benefits from concrete floors throughout, gas fired war air heating, sodium spotlighting and a clear internal eaves height of 4.75 m throughout.

To the front of the building there is a tow storey office block with glazed atrium and brickwork façade. Externally there is a large car park to the front of the property, with a secure yard to the side of the building with access to the unit via three electrically operated up and over doors each measuring 4 m wide by 4.5 m high.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Warehouse	29,128	2,706.08
GF Offices/Amenities	3,152	292.79
FF Offices/Amenities	3,152	292.79
Total	35,431	3,291.65

Terms

The unit is available to let for a term of years to be agreed with rent on application.

Rent

£168,300 per annum.

EPC

The unit has an Energy Performance Rating of D (91) a fully copy of the certificate is available on request.

Rateable Value

The property has a Rateable Value of £119,000 (April 2023 Value). All interested parties should contact the relevant authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

For further information please contact:

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Or joint agent:

Savills

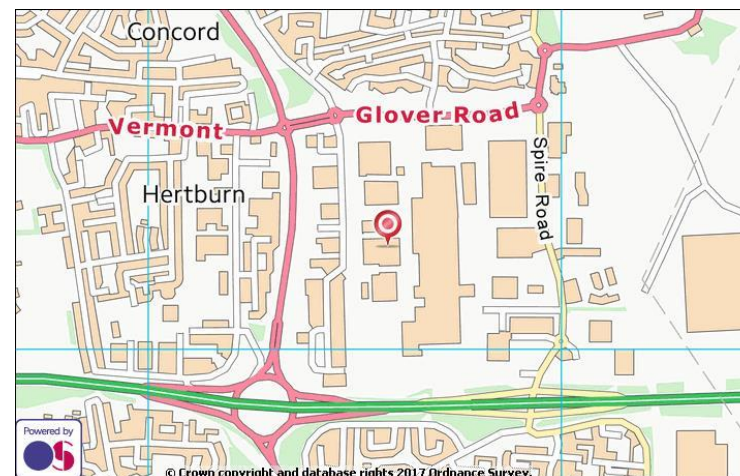
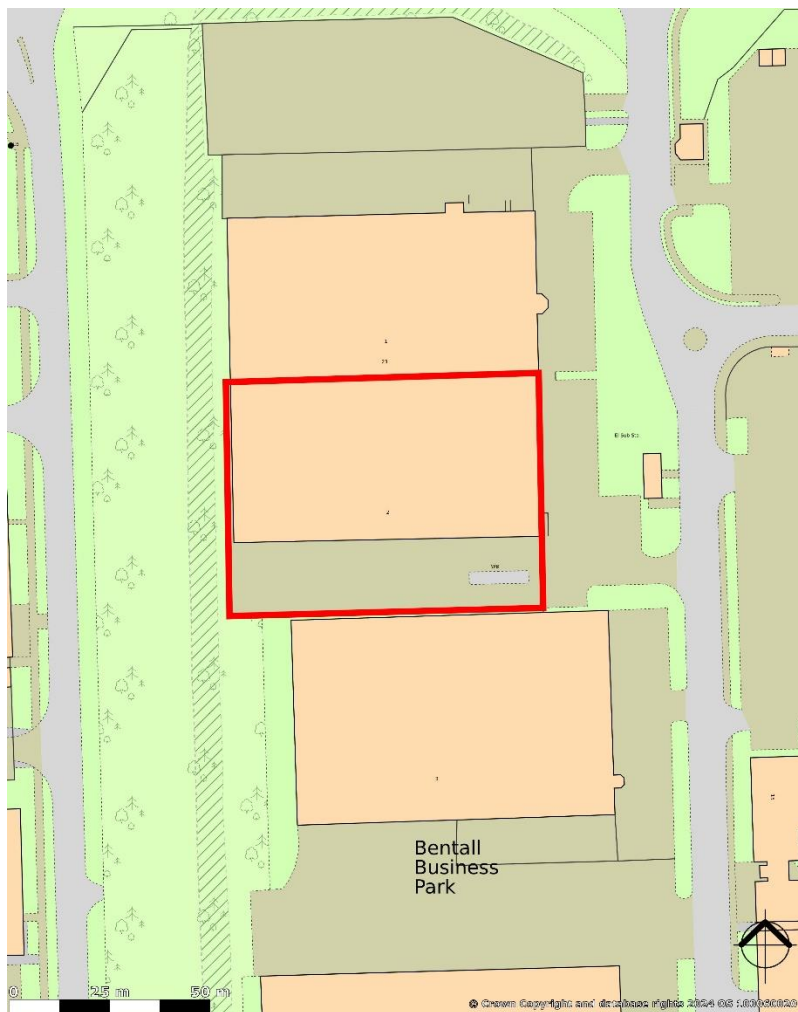
Tel: 0191 917 1444

- Internal Images
Are indicative only.









NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These 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 any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

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