

TO LET

22 Bentall Business Park, Washington,
Tyne And Wear, NE37 3JD



Photo September 2021

Industrial Unit To Let

36,558 Sq Ft (3,396.24 Sq M)

- Modern unit with yard
- Excellent access to A1 and A19
- Within 2.5 miles of the Nissan Car Plant
- To be fully refurbished
- £182,790 per annum exclusive

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Location

The property is situated on Bentall Business Park within the Glover Industrial Estate in Washington. Bentall Business Park is well established with occupiers including Marelli, Hillary's Blinds, Faurecia and NG Bailey.

The park is accessed from Glover Road with access from the A1231 Sunderland Highway via the A195. Access across the region is excellent with the A1231 located less than ½ mile to the south providing access to the A1(M) 5 miles to the west and A19 less than 3 miles to the east.

Sunderland City Centre is less than 7 miles to the east and Newcastle upon Tyne 9 miles to the north. The Nissan Car Plant is 2.5 miles to the east.

Description

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

The external walls are of brick and blockwork to dado level with insulated profile steel cladding above. The unit benefits from a pitched corrugated roof incorporating translucent panels.

The minimum eaves height in the warehouse area is 4.75m to the haunch rising to 7.8m at the apex and is accessed by two electrically operated roller shutter doors, both measuring 3.5m(w) x 4.8m(h). The warehouse is currently split into three separate bays by block work partitions, with additional roller shutters allowing access into each end bay.

To the front elevation of the property is a two-storey office block along with a glazed entrance atrium providing open plan and cellular offices, WC's and kitchen/canteen facilities.

To the northern elevation is a secure yard area mainly laid with tarmac and bordered with metal palisade fencing. 28 car parking spaces are also provided to the front of the unit.

Services

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

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	28,411	2,639.38
Ground Floor Offices & Amenity	4,288	398.36
First Floor Offices & Amenity	3,859	358.5
Total	36,558	3,396.24

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed a rent of £182,790 per annum exclusive.

Rent

£182,790 Per Annum exclusive.

Rateable Value

The property in the 2023 Rating list at a Rateable Value of £117,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

EPC

The EPC rating is C (59). A full copy of the EPC is available on request.

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Legal Costs

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

VAT

All figures quoted are exclusive of VAT which may apply.

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 tenant(s).



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