

Pattinson South Industrial Estate

Pattinson South Industrial Estate Washington NE38 8LJ

Warehouse | 800 - 4,388 ft²



Close to A1(M) and A19



Electric roller shutter door



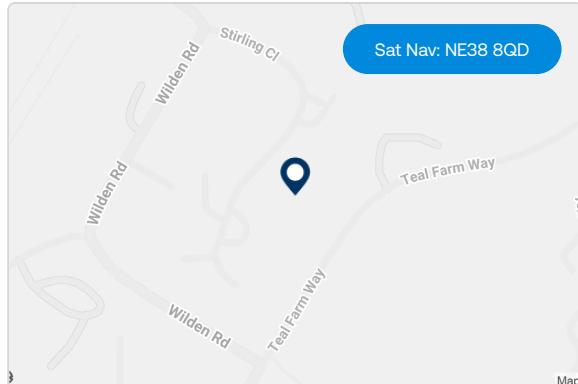
24-hour access



On-site car parking

Available to Let





Description

The site consists of 42 self-contained light industrial units which are located on the A195. The centre is easily accessible direct from the A1(M).

Further information

EPC
Unit 8: D, Unit 10: D,
Unit 16: D, Unit 18: .

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Mileway

Marius Mugiraneza
northeast@mileway.com
0191 3130440



Keith Stewart
KStewart@naylorsgavinblack.co.uk
0191 2327030



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 8	Warehouse	800	Immediately	480
Unit 10 Stirling Close	Warehouse	1,650	Immediately	880
Unit 16	Warehouse	807	Under offer	POA
Unit 18	Warehouse	1,131	Immediately	640
Total		4,388		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively, with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway