

Pattinson North Industrial Estate

Washington, NE38 8QH

Warehouse | 2,664 - 8,465 ft²



24-hour access



On-site parking



Three-phase electricity

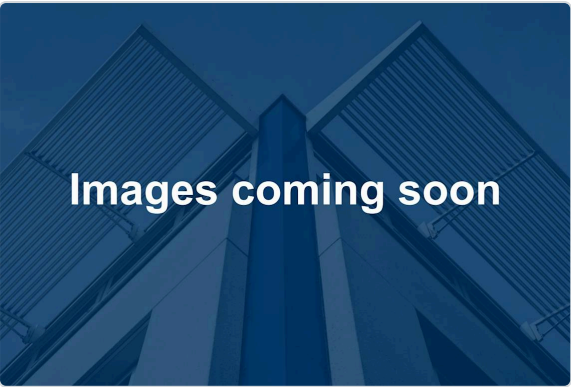


LED lighting

Available to Let

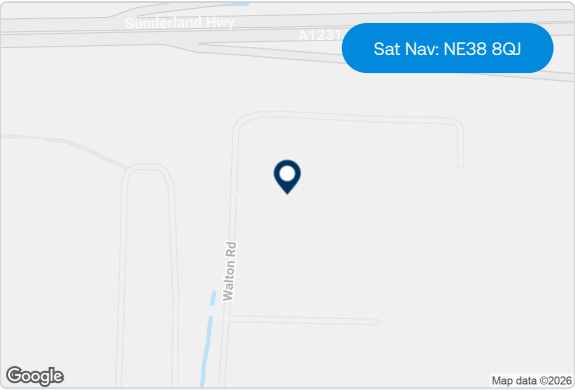
LastMileFirst | mileway.com

LEADING TO A1231



Description

With a convenient location for Newcastle, Sunderland and Durham, Pattinson North Industrial Estate offers self-contained industrial units of steel frame construction with external sheet-clad elevations. There are loading doors to the main production area, three-phase electricity and on-site parking.



Location

Washington is ideally situated between the A1(M) and A19 providing easy access to the North East Region. Newcastle, Sunderland and Durham are within 15 minutes drive time and Teesside is within 30 minutes. Pattinson North Industrial Estate is located to the East of Washington adjoining the A1231 providing rapid access to the A1(M) and A19.

Further information

- EPC**
EPC is available upon request.
- 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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 7 - Faraday Close	Warehouse	2,664	Immediately	1,520
Unit 8 - Faraday Close	Warehouse	2,664	Immediately	1,520
Unit 11 - Faraday Close	Warehouse	3,137	Immediately	1,645
Total		8,465		

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.

