

# Pattinson South Industrial Estate

Pattinson South Industrial Estate Washington NE38 8LJ

Warehouse | 800 - 4,388 ft<sup>2</sup>



Close to A1(M) and A19



Electric roller shutter door



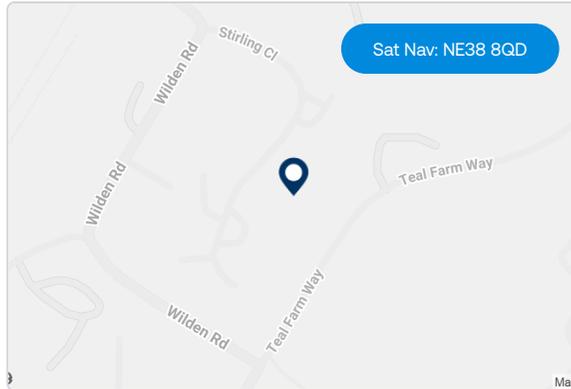
24-hour access



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).

## Location

Washington New Town 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'. The centre is 6 miles from Sunderland and approximately 10 miles from Newcastle with easy access from the A1(M) /A19. The centre is located in District 8, close to the Asda Distribution Centre.

## 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.

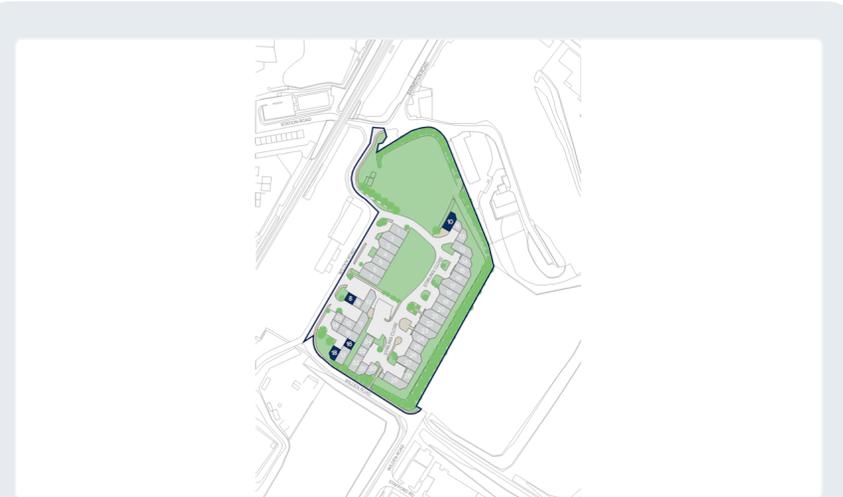
[Book a viewing](#)

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## 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	Immediately	490
Unit 18	Warehouse	1,131	Immediately	640
<b>Total</b>		<b>4,388</b>		

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.

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