

# to let

**UNIT 18C  
PARSONS TRADE PARK  
PARSONS INDUSTRIAL ESTATE  
WASHINGTON  
NE37 1EZ**



- WAREHOUSE / TRADE COUNTER SET WITHIN A LARGE SECURE YARD
- GIA: 506.27 SQ M (5,450 SQ FT)
- TOTAL SITE AREA: 0.15 HA (0.36 ACRES) OR THEREABOUTS
- CLOSE TO A1(M) WITH EXCELLENT COMMUNICATION LINKS
- NEW FRI LEASE: £39,500 PA EXC

## LOCATION

The subject property is located on Parsons Road, Parsons Industrial Estate, Washington.

It situated approximately 7 miles to the west of Sunderland and 10 miles south of Newcastle upon Tyne, with Washington town centre circa 1.5 miles to the south east.

The property is located off the A182, which links the A194(M) and the A1231, which in turn provides access to A19 and A1(M).

The surrounding area is an established commercial area with nearby occupiers including Co-Operative Petrol Filling Station, B&Q and Visage. The Galleries Shopping Centre is located 1.5 miles to the south.

Exact location shown on the attached plan.

## DESCRIPTION

The property provides a self-contained industrial warehouse / workshop with integral offices set within large secure gated yard.

The property is of steel portal frame construction with a combination of brick and steel profile clad elevations.

Vehicular access into the unit is via three automatic steel roller shutters (3.3m by 3.2m), with the eaves height being 2.7m with an apex of 4m.

Internally the property benefits from concrete floors throughout, and LED lighting.

To the rear of the unit is a small office / canteen area and WC facilities.

Externally is a large tarmac yard which is secured by palisade fencing with access via double gates.

## ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

Unit C & D  
(inc office and WC facilities)

506.27 M<sup>2</sup>  
(5,450 SQ FT)

**TOTAL SITE AREA: 0.15 HA  
(0.36 ACRES) OR THEREABOUTS**

## SERVICES

It is understood the property benefits from all mains services.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

## BUSINESS RATES

It is understood from the VOA Website the property will need to be reassessed upon occupation as it forms part of a larger assessment.

**RV £17, 250**

(All interested parties contact the Local Authority to confirm these figures.)

## TENURE

The unit is available on new FRI lease for a term of years to be agreed.

## RENT

Our client is seeking a rent of £39,500 pa.

Incentives may be available subject covenant and lease term.

## ENERGY CERTIFICATE

D-85

## PERFORMANCE

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**Jan 2022**





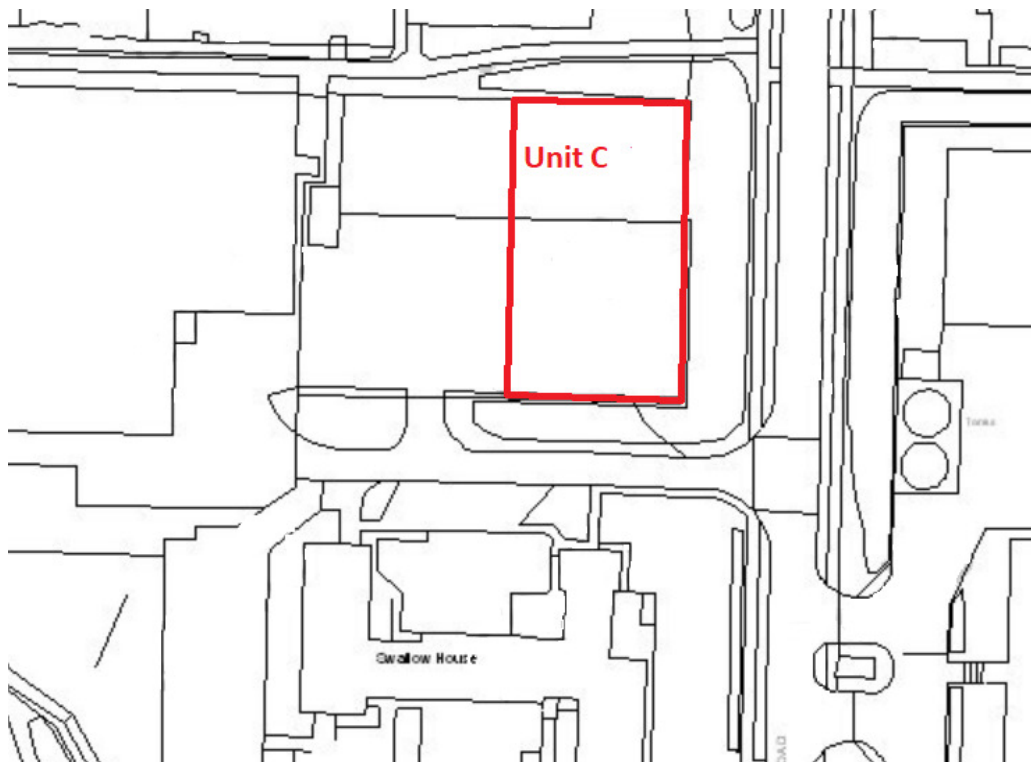
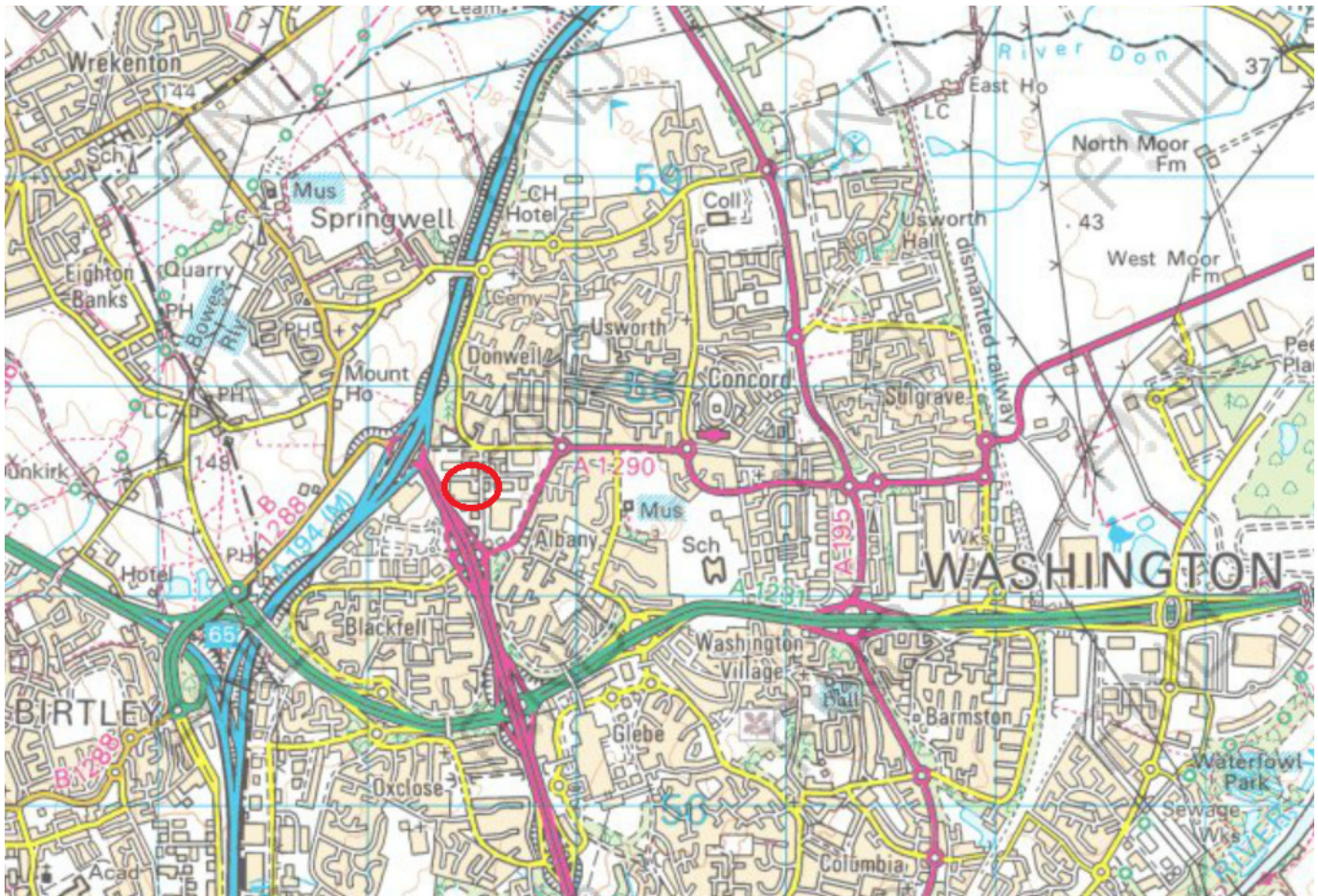


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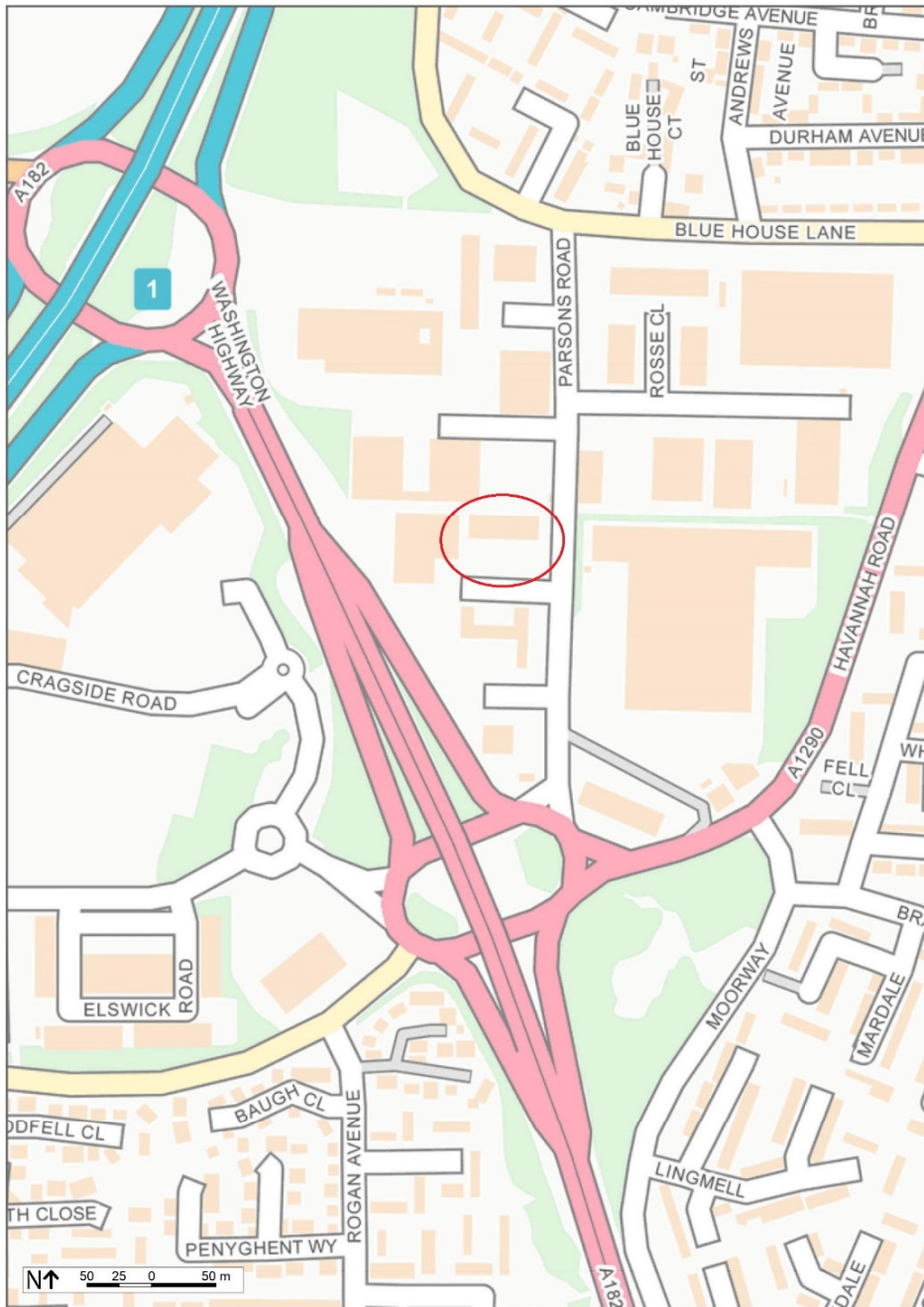




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### 19 Parsons Road, Parsons Industrial Estate, Washington, NE37 1EZ

#### Map Information

Scale 1:4746  
Date:  
Reference  
Order No: 2235263

**FIND**  
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# Energy Performance Certificate

## Non-Domestic Building



19, Parsons Road  
WASHINGTON  
NE37 1EZ

Certificate Reference Number:  
9668-3049-0518-0390-5901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 85 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	970
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	47.1
Primary energy use (kWh/m <sup>2</sup> per year):	271.73

### Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

70 If typical of the existing stock