

# to let



*The industrial property specialists*

**UNIT 2B/2C AND 2D  
WALTON ROAD  
PATTINSON INDUSTRIAL ESTATE  
WASHINGTON  
TYNE & WEAR  
NE38 8QA**



- **TWO ADJOINING MODERN INDUSTRIAL UNITS WITH SECURE YARD**
- **AVAILABLE IN PART OR WHOLE**
- **GIA : FROM 309.46 M<sup>2</sup> (3,331 SQ FT) UP TO 1,087.13 M<sup>2</sup> (11,702 SQ FT)**
- **POPULAR INDUSTRIAL LOCATION CLOSE TO A19 / NISSAN**
- **INCENTIVES AVAILABLE SUBJECT TO TERM AND COVENANT**

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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The property is located on the Pattinson North Industrial Estate just to the south of the A1231 and its junction with the A19. The estate benefits from excellent road connections with the A1231 linking the A1(M) in the West to the A19 in the East.

Washington town centre is approximately 1 mile to the west with Sunderland City Centre approximately 6 miles to the east.

The exact location is shown on the attached plan.

## DESCRIPTION

The property comprises of two adjoining modern warehouse / factory units with independent yard / car parking.

Constructed of steel portal frame design offering a combination of brick / block and profile cladding to elevations with metal sheeting to pitched roof over incorporating roof lights.

Internally the units offer a combination of ground and first floor office accommodation with welfare and WC facilities.

The warehouse accommodation benefits from high bay sodium lighting and an effective eaves height of 5.4m.

Vehicular access to the property is via various automatic sectional shutter doors.

Externally the unit is served by an open dedicated tarmacadam yard / car parking area and a self-contained yard to unit C/D, which is secured by palisade fencing (1.6m).

In addition the boundaries are secured by soft landscaping

## ACCOMMODATION

From onsite measurements the property has the following GIA:

### UNIT 2B/2C

|                    |                      |
|--------------------|----------------------|
| Offices            | 178.46m <sup>2</sup> |
| Warehouse / Stores | 599.21m <sup>2</sup> |

|       |                                       |
|-------|---------------------------------------|
| Total | 777.67m <sup>2</sup><br>(8,371 sq ft) |
|-------|---------------------------------------|

### UNIT 2D

|                      |               |
|----------------------|---------------|
| 309.46m <sup>2</sup> | (3,331 sq ft) |
|----------------------|---------------|

|                  |   |
|------------------|---|
| <b>TOTAL GIA</b> | <b>1,087.13M<sup>2</sup></b><br><b>(11,702 SQ FT)</b> |
|------------------|---|

|                        |   |
|------------------------|---|
| <b>TOTAL SITE AREA</b> | <b>0.55 ACRES</b><br><b>(0.22 ACRES OR THEREABOUTS)</b> |
|------------------------|---|

## SERVICES

It is understood that all main services are provided to the property.

All parties should satisfy themselves with the relevant service providers.

## BUSINESS RATES

The property is assessed at:-

|            |            |
|------------|------------|
| Unit 2B/2C | RV £34,750 |
| Unit 2D    | RV £12,750 |

We recommend that all interested parties should make their own enquiries.

## TENURE

Leasehold

The property is available by way of a new FRI Lease for a term of years to be negotiated.

## RENT

Our client is seeking a rent in the region of £52,000 pa.

(Incentives may be available subject to covenant and term.)

## ENERGY PERFORMANCE CERTIFICATE

Unit 2B/C – C64  
Unit 2D - C75

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's 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)

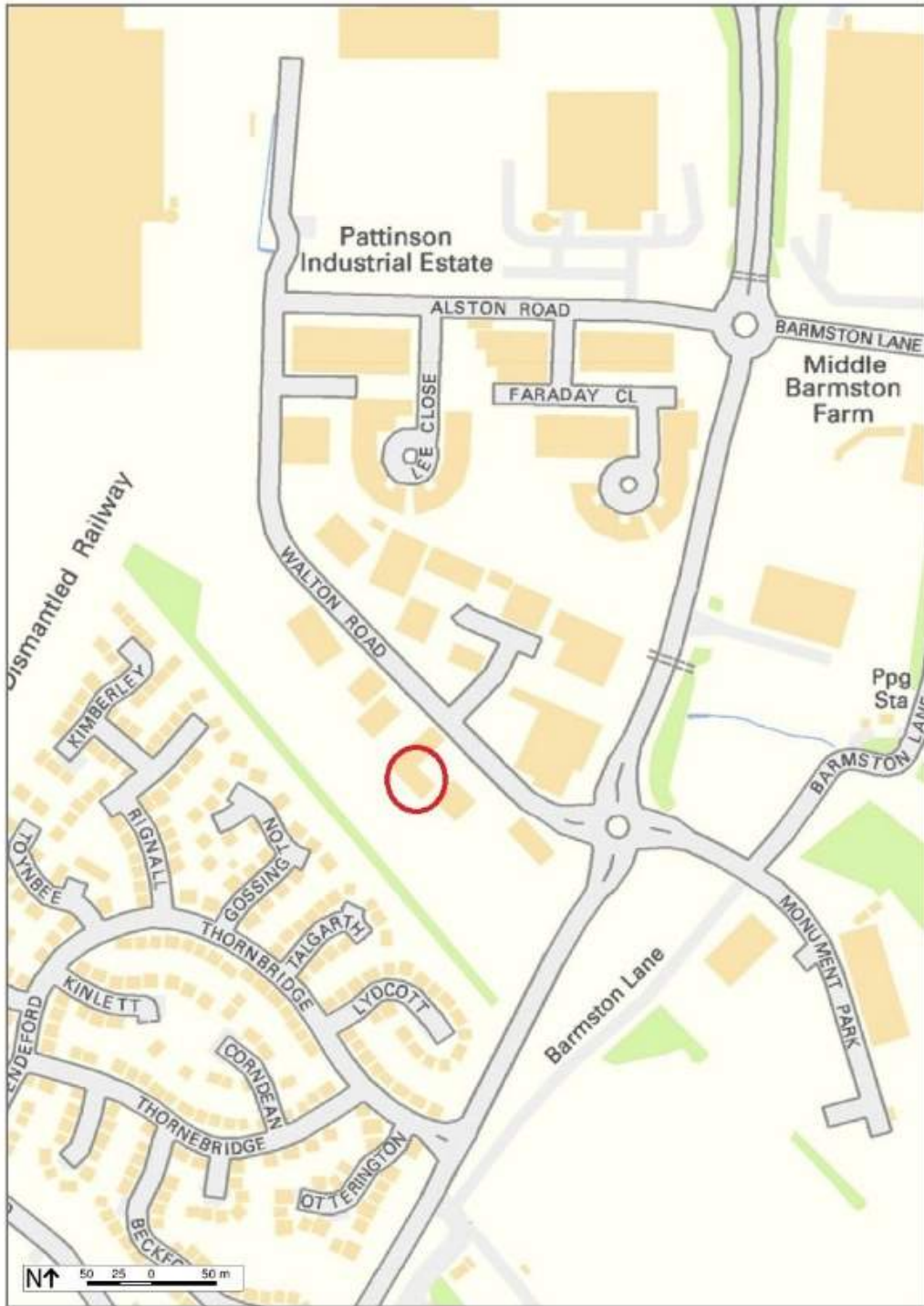
**March 2017**



Walton Road, Pattinson North,  
Washington NE38 8QE

**Map Information**  
 Scale: 1:1250  
 Date: 19/05/16  
 Reference:  
 Order No: 1679693





**Map Information**

Scale 1:4746  
Date: 24/03/16  
Reference  
Order No: 1652865

**Walton Road, Pattinson North,  
Washington NE38 8QA**



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## CAR PARK / YARD



# Energy Performance Certificate

## Non-Domestic Building



Unit 2d  
Walton Road  
Pattinson North  
WASHINGTON  
NE38 8QA

**Certificate Reference Number:**  
0596-2679-9030-3900-7503

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

**A+**

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

**A** 0-25

**B** 26-50

**C** 51-75

**75**

This is how energy efficient the building is.

**D** 76-100

**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>): 309  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 22.1

### Benchmarks

Buildings similar to this one could have ratings as follows:

**20** If newly built

**54** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

# Energy Performance Certificate

## Non-Domestic Building



Unit 2b-2c  
Walton Road  
Pattinson North  
WASHINGTON  
NE38 8QA

**Certificate Reference Number:**  
9284-3077-0255-0500-3221

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

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

A 0-25

B 26-50

C 51-75

64

This is how energy efficient the building is.

D 76-100

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>): 769  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 22.65

### Benchmarks

Buildings similar to this one could have ratings as follows:

20 If newly built

52 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.