



3 Teal Farm Park, Pattinson Industrial Estate, Washington, NE38 8BG

Rare opportunity to let a modern 3,500 sq ft warehouse unit on well occupied industrial estate in Washington.

- Only unit available on a modern industrial estate
- 6m to underside of haunch
- Designated car parking
- Strategic location
- Floor loadings 37.5 kN/sq m
- Electrically operated up and over doors

Summary

Available Size	3,500 sq ft
Rent	£13 per sq ft
Rates Payable	£3.77 per sq ft
Rateable Value	£23,750
Service Charge	£0.53 per sq ft
VAT	Applicable
EPC Rating	Upon enquiry

Description

Teal Park Farm comprises of a modern commercial development providing 10 industrial/ warehouse units. Unit 3 comprises:

- 6m to underside of haunch
- Floor loadings 37.5 kN/sq m
- Electrically operated up and over doors
- Designated car parking

Internal photograph is indicative of the warehouse.

Location

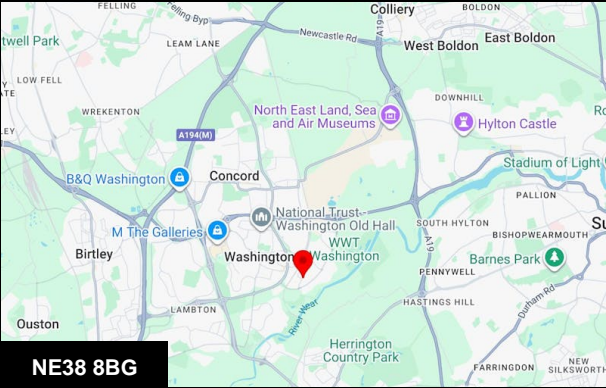
Teal Farm Park is located on the Pattinson Industrial Estate on the eastern side of Washington, in close proximity to the A1 & A19 motorways.

Pattinson Industrial Estate is a strategic location close to the junction of the A1231 Sunderland Highway and the A19. The strength of the location has been recognised by occupiers such as Nissan, Fowler Welch and Asda, who have 3 depots on the estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	3,500	325.16	Available
Total	3,500	325.16	



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Viewing & Further Information



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