



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

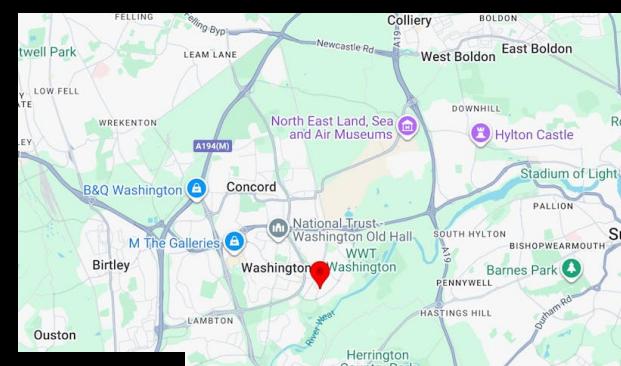
Teal Farm Park is located on the Pattinson Industrial Estate on the eastern side of Washington, in close proximity to the A1 & A19 motorways.

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	



NE38 8BG



Viewing & Further Information



Adam Lawson

0191 269 0064 | 07825 113 277

adam.lawson@avisonyoung.com



Danny Cramman

0191 269 0068 | 07796 993 750

danny.cramman@avisonyoung.com

SUBJECT TO CONTRACT. Avison Young UK copyright. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Generated on 16/12/2025