



**AVISON
YOUNG**

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

Industrial To Let | £13 per sq ft | 3,500 sq ft

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

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

- Internal photograph is indicative of the warehouse.

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

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

- Rent: £13 per sq ft
- Business rates: £3.77 per sq ft
- Service charge: £0.53 per sq ft
- VAT: Applicable
- Lease: New Lease

Two headshots of men. The top photo shows Adam Lawson, a man with dark hair and a beard, wearing a dark suit jacket over a light-colored shirt. The bottom photo shows Danny Cramman, a man with short, light-colored hair, wearing a dark suit jacket over a light-colored shirt.

- [View details on our website](#)
- [View Microsite](#)

