

TO LET

Unit 29, Stirling Close, Pattinson South
Industrial Est, Washington, NE38 8QD



Industrial/Warehouse Unit 1,434ft² (133m²)

- Estate Parking
- Well Established Location
- Recently Refurbished

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Location

The unit is ideally situated between the A1(M) and A19 providing easy access to the Northeast Region. Newcastle, Sunderland and Durham are within 15 minutes' drive time and Teesside is within 20 minutes. Pattinson South Industrial Estate is located off the A195 Northumberland Way close to the A1231 Sunderland Highway giving direct dual carriageway access to both A1(M) and A19.

Description

The unit is located within 2 semi-detached units of block work walled construction and a felted flat sheet roof with a maximum eaves' height of 2.8m. The specification of the unit comprises of a single roller shutter at the front right of the property, opening to a space recently refurbished with new LED lights, a toilet. The roller shutter doors measure 3.8 x 3.8 m.

Accommodation

The properties comprise the following Gross Internal Areas:

	M ²	Ft ²
Unit 29	133	1,434

Terms

The units are available to let on a full repairing and insuring lease for a term of years to be agreed.

Rent

The rent for the unit is £8,650 per annum + VAT.

Utilities

We understand the units are connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

Rateable Value

The VOA indicates that the properties have a rateable value (from April 2023) as follows:

	RV
Unit 29	£6,000

EPC

The current rating is D (95).

Legal Costs

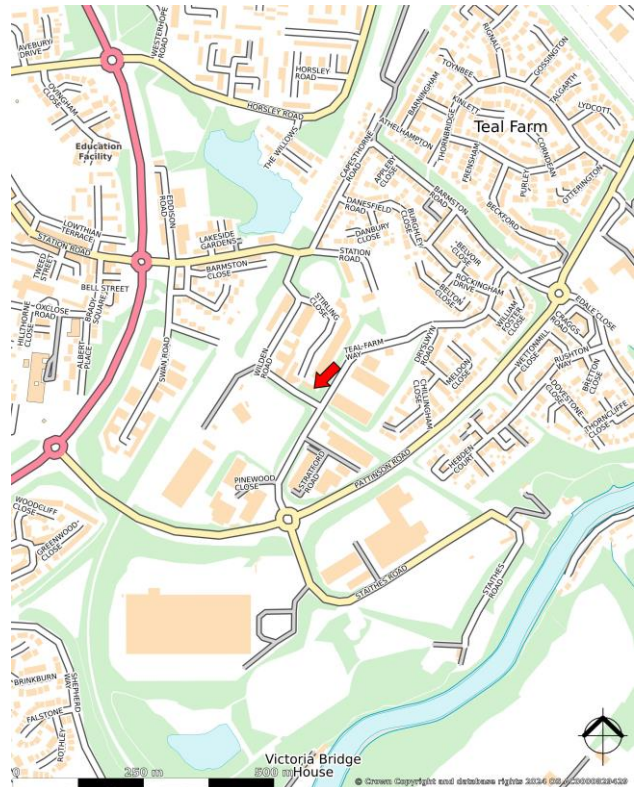
Each party to be responsible for their own legal costs incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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