



TO LET

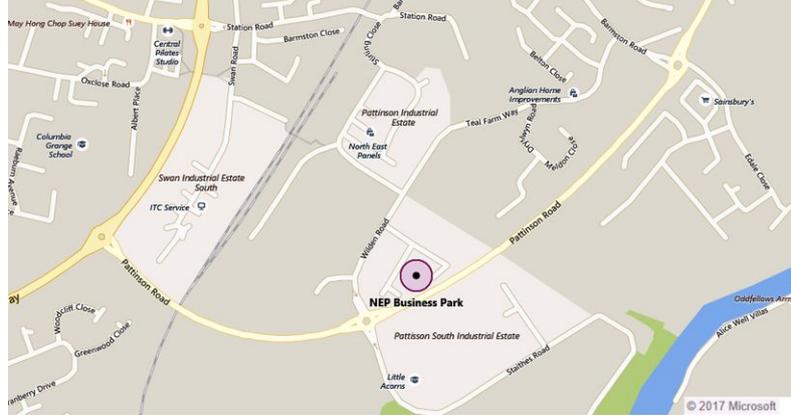
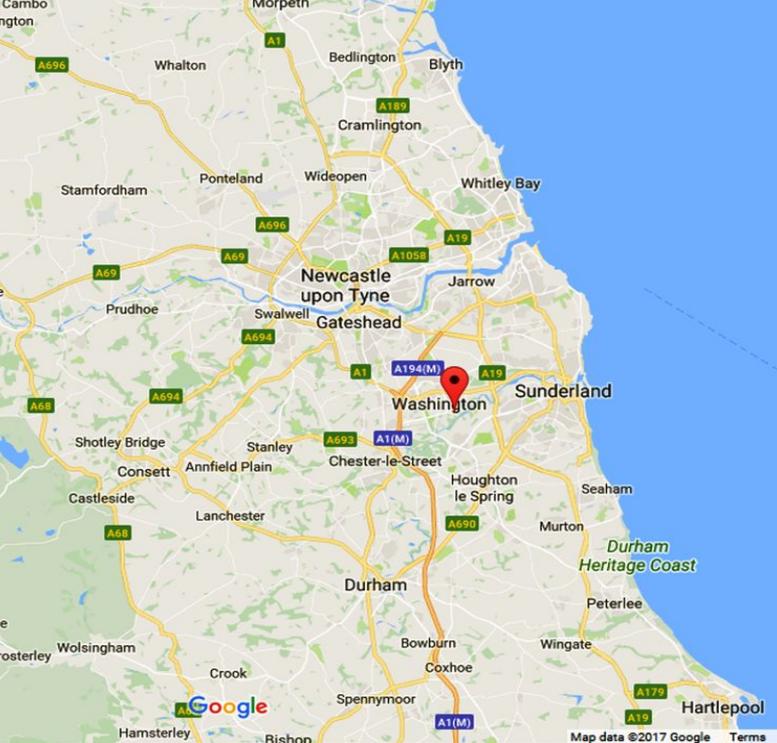
NEP BUSINESS PARK

PATTINSON SOUTH INDUSTRIAL ESTATE,
WASHINGTON, NE38 8QP



- Excellent transport links to A1 and A19
- Established location amongst national and international companies
- Security fencing with tenant controlled access gates
- Electrically operated roller shutter loading doors
- Office content in all units
- Gas fired warm air heaters

WORKSHOP / INDUSTRIAL UNITS
461 - 2,918 sqft (43 - 271 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1	2.5	5	Car
A19	2.6	6	Car
Sunderland City Centre	7.5	18	Car
Newcastle City Centre	10.7	18	Car
Durham City Centre	11.3	20	Car

Source: theAA.com

NEP BUSINESS PARK

PATTINSON SOUTH INDUSTRIAL ESTATE, WASHINGTON



LOCATION

NEP Business Park is located on Pattinson South Industrial Estate on the eastern side of Washington. The estate is well placed for access to both the A1 and A19 trunk roads.

Washington is a prime location for businesses looking to access the North East's three biggest cities with Newcastle, Sunderland and Durham all within short driving distances of Washington.

DESCRIPTION

Each unit is accessed via an electrically operated roller shutter loading door and separate personnel door. The units are of steel framed construction comprising brick/blockwork and profiled metal cladding elevations. The estate benefits from external lighting and perimeter steel security fencing with tenant controlled access gates.

SPECIFICATION

- Steel portal frame with brick and blockwork walls and insulated cladding above.
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Loading doors 4.0m (w) by 4.0m (h).
- 3 Phase electricity supply.
- Gas fired space heaters.
- WC and hand washing facilities.
- Office in all units (excluding 7A)

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal rent will increase by a fixed 3% per annum
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

EPC

The properties have Energy Performance ratings from Band B(49) to Band D(92). The Certificates and Reports can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary information for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. March 2018. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland