

NE38 8QP

# INDUSTRIAL

NEP Business Park, Pattinson South Industrial Estate, WASHINGTON

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# INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS GAS & MAINS WATER
- WC FACILITIES
- UNITS INCORPORATE OFFICE(S)
- GAS FIRED WARM AIR HEATERS TO PRODUCTION AREA
- EAVES HEIGHT CIRCA 5m
- ELECTRICALLY OPERATED ROLLER SHUTTER LOADING DOORS
- SECURITY FENCING WITH TENANT CONTROLLED ACCESS GATES
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)



**INDUSTRIAL**

**TO LET**

SIZES FROM

**4371 - 7319 sq ft**

406 - 680 sq m

Over 200 locations throughout the Midlands and the North

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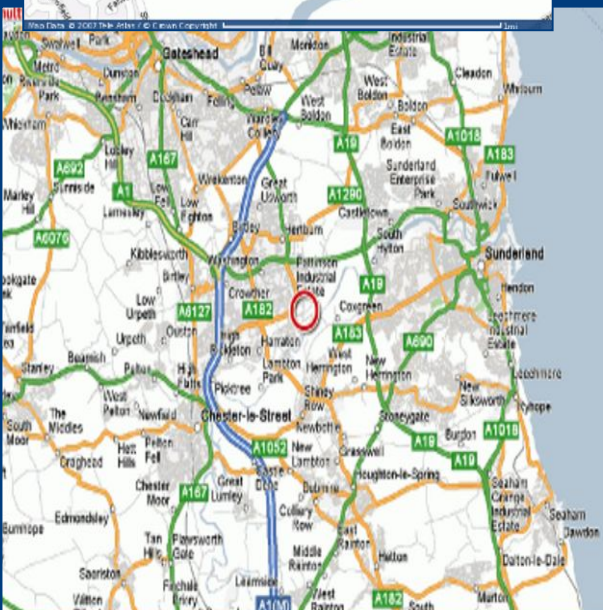
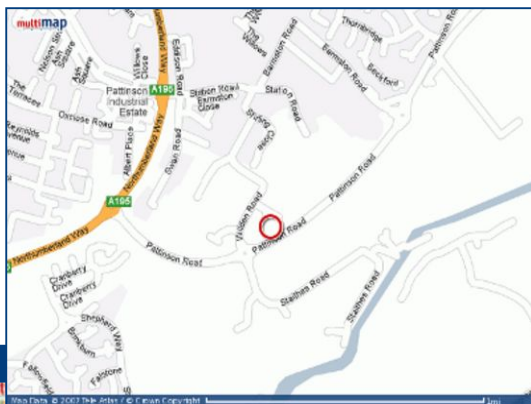
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## NEP Business Park, Pattinson South Industrial Estate, WASHINGTON

### Location

NEP Business Park is located off Wilden Road on Pattinson South Industrial Estate.

The estate is within 1.5 miles of the A19 and 2 miles of the A1(M).



### Description

The units are of steel framed construction with main elevations comprising brickwork and metal profiled cladding. Units incorporate office(s). There is security fencing with tenant controlled access gates.

### Lease Terms

- New Tenant's internal repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Rent payable quarterly in advance
- Maintenance rent payable includes external maintenance and estate services
- Landlord insures the building and recovers the premium from the Tenant
- Tenant responsible for all internal repairs and decoration

### Rent

Rent on application.

### Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

### Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise of the availability of any grant funding.

### Viewing

Please contact Whittle Jones North East to arrange an appointment.

### Energy Performance Certificates

Energy Performance Certificates available from Landlord.

## INDUSTRIAL

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**Whittle Jones - North East**

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