

INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS GAS & MAINS WATER (EXCEPT UNIT 7A)
- WC FACILITIES
- GAS FIRED WARM AIR HEATERS TO MOST UNITS
- OFFICE AREAS
- 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

461 - 2911 sq ft

42 - 270 sq m

Over 200 locations throughout the Midlands and the North



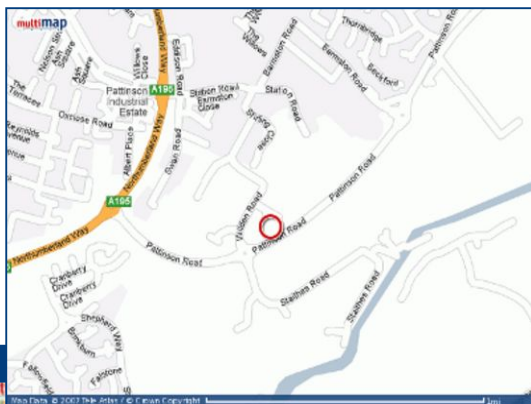
INDUSTRIAL

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

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

Tenancy 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 rates and utility charges

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 on 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

MISREPRESENTATION ACT: Whittle Jones 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, dimension, references to condition and necessary permissions 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 lessors 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 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. Designed and produced by CW Digital tel 01282 858200.

April 2011.

Whittle Jones - North East
42 Mosley Street, Newcastle upon Tyne NE1 1DF
t +44 (0)191 221 1999 f +44 (0)191 221 1888

