



TO LET

UNIT 3, NEP BUSINESS PARK

**PATTINSON SOUTH INDUSTRIAL ESTATE,
WASHINGTON, TYNE & WEAR NE38 8QP**

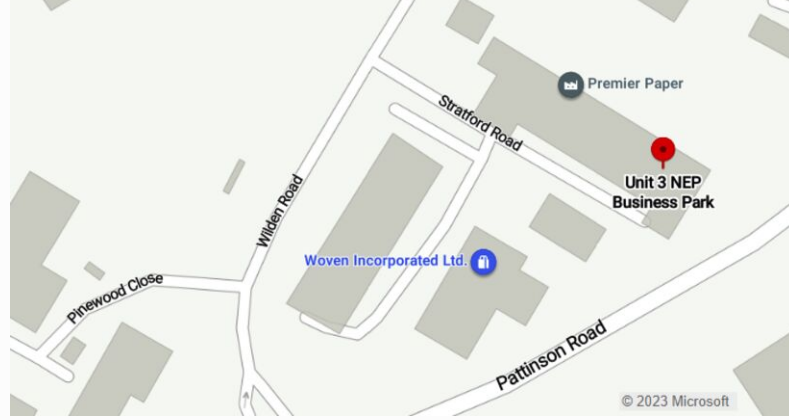
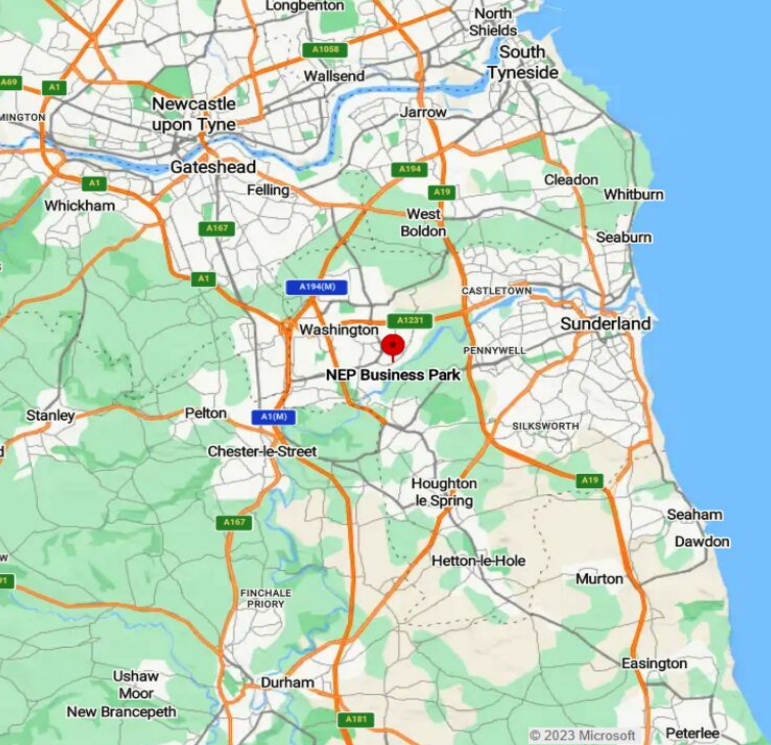


- Popular and established location
- Excellent transport links to A1 and A19
- CCTV and tenant controlled access gates
- Includes office content
- Internal height 4m rising to 6m
- Loading door 4m (w) by 4m (h)
-

INDUSTRIAL UNIT WITH OFFICE
5,096 sq ft (473 sq m)



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TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M)	3.0	5	Car
Newcastle City Centre	9.3	18	Car
Sunderland City Centre	7.3	18	Car
A19	5.5	9	Car

Source: theAA.com

UNIT 3, NEP BUSINESS PARK

PATTINSON SOUTH INDUSTRIAL ESTATE, WASHINGTON, TYNE & WEAR



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 the A19 trunk roads.

DESCRIPTION

Unit 3 is positioned at the end of a terrace with parking available to the front of the property. The unit is of steel framed construction with brick/blockwork and profiled metal cladding elevations. The property has an office, LED lighting to production area, separate personnel entrance and loading door of 4m wide by 4m high.

SPECIFICATION

- 3 Phase electricity supply
- LED lighting
- Male & female WCs
- Internal height 4m rising to 6m

EPC

The property has an Energy Performance rating of C(63). A copy of the Energy Performance Certificate is available upon request.

LEASE TERMS

- Internal repairing lease with negotiable term length, allowing for rent reviews every 3 or 5 years
- Landlord insures the building and recovers the premium from the tenant
- Tenant pays contribution to estate services and external repairs
- Tenant responsible for payment of VAT, rates and utility charges

RENT/RATES

Rent details on application. The property has a Rateable Value of £28,500 (2023 Rating List).

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

northeast@northerntrust.co.uk

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