



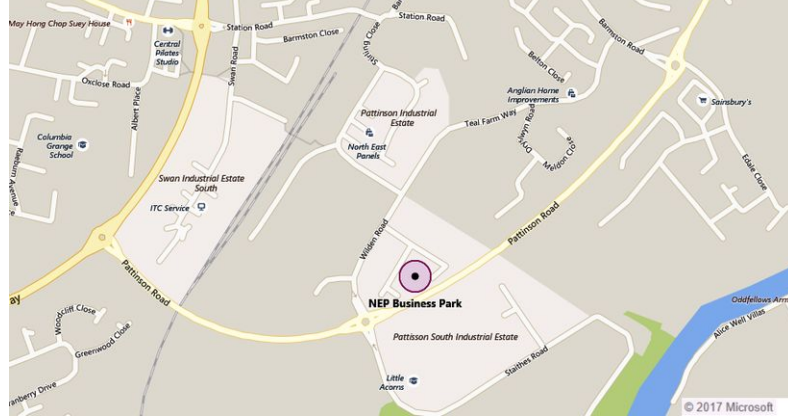
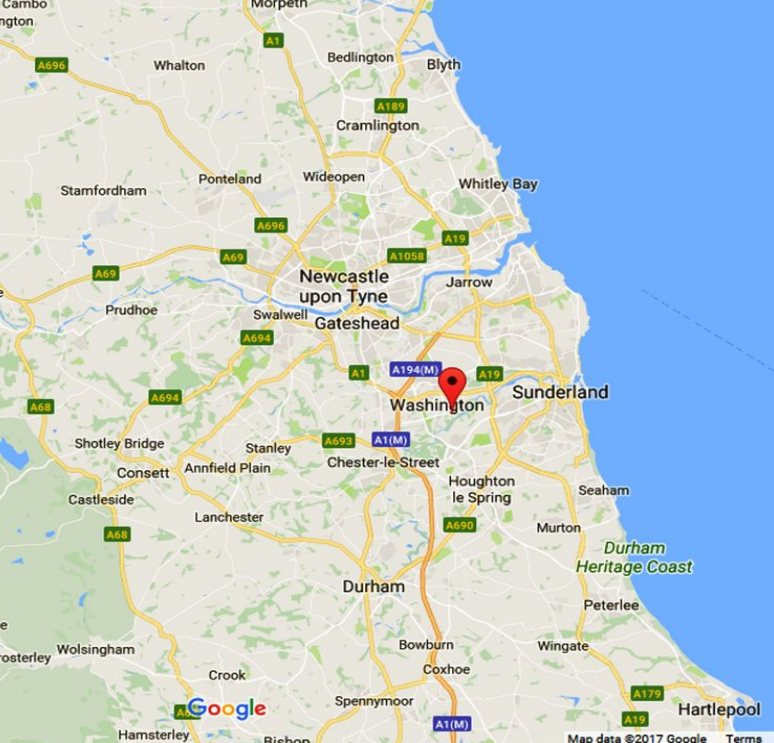
**TO LET**

**UNIT 5 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
- Electric Loading Door 4m wide by 4m high
- Internal height 4.2m to 6.2m

**WAREHOUSE / INDUSTRIAL UNIT**  
**5,853 sqft (543.7 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

# UNIT 5 NEP BUSINESS PARK

## PATTINSON SOUTH INDUSTRIAL ESTATE, WASHINGTON



### DESCRIPTION

Unit 5 is positioned mid terraced 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 two internal offices and also benefits from 3 phase electricity, mains gas to the space heating, production area lighting and a loading door of 4 metres height and 4 metres width.

### 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 door 4.0m (w) by 4.0m (h)
- 3 Phase electricity supply
- Gas fired space heaters
- WC and hand washing facilities
- c. 705 sq ft of ground floor office space located at the front of the property

### EPC

The property has an EPC Rating Band C (58). A copy of the Certificate and report can be provided upon request.

### 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.

### TERMS

- Internal Repairing & Insuring 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

### 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**

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