

To Let



22 Bentall Business Park

Washington, Tyne & Wear, NE37 3JD

 **naylors**

To Let

Industrial Unit

36,558 Sq Ft (3,396 Sq M)

- Modern unit with yard
- Excellent access to A1 and A19
- Within 2.5 miles of the Nissan Car Plant
- To be fully refurbished
- £182,790 per annum exclusive



Location

The property is situated on Bentall Business Park within the Glover Industrial Estate in Washington. Bentall Business Park is well established with occupiers including Marelli, Hillary's Blinds, Faurecia and NG Bailey.

The park is accessed from Glover Road with access from the A1231 Sunderland Highway via the A195. Access across the region is excellent with the A1231 located less than ½ mile to the south providing access to the A1(M) 5 miles to the west and A19 less than 3 miles to the east.

Sunderland City Centre is less than 7 miles to the east and Newcastle upon Tyne 9 miles to the north. The Nissan Car Plant is 2.5 miles to the east.

Description

The premises comprise:

- Modern single storey semi-detached unit of steel portal frame construction.
- External walls are of brick and blockwork to dado level with insulated profile steel cladding above.
- Pitched corrugated roof with translucent panels.
- Minimum eaves of 4.75m rising to 7.8m at the apex.
- 2 electrically operated roller shutter doors measuring 3.5m x 4.8m.
- Warehouse currently split into three bays.
- Two storey office block with glazed atrium providing open plan cellular offices, WCs and kitchen/canteen facilities.
- Secure yard laid with tarmac and palisade fencing.
- 28 car parking spaces.

Services

We understand that the property is connected to all mains services.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £182,790 per annum exclusive.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Warehouse: 28,411 sqft (2,639.38 sq m)

Ground Floor

Offices: 4,288 sqft (398.36 sq m)

First Floor

Offices: 3,859 sqft (358.5 sq m)

EPC

The EPC rating is C (59).

Rateable Value

The Rateable Value (April 2023) is £117,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

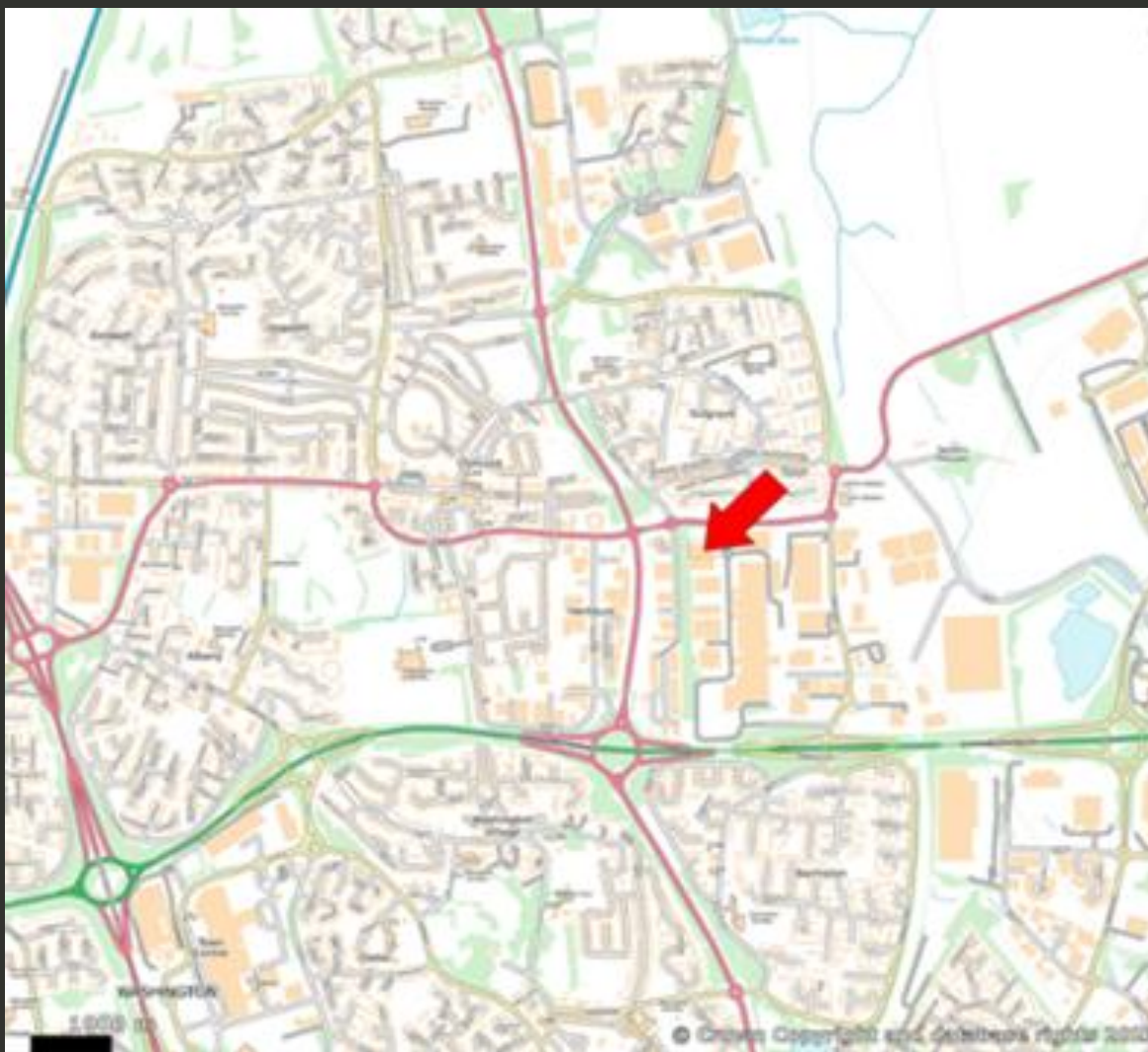
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Duncan Christie
T: 07841 764 765
E: duncanchristie@naylors.co.uk

Keith Stewart
T: 07796 302 147
E: keithstewart@naylors.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylors.co.uk