



To Let

NE38 8BG

Unit 6 & 7, Teal Farm Washington

- 11,000 sq ft
- Modern terraced units
- 6m eaves
- 2 sectional loading doors
- Close to A1231 Sunderland Highway

SUBJECT TO CONTRACT

Contact: Simon Hill
Email: simon@htare.co.uk
Direct Tel: 0191 245 3010

HTA Real Estate
Floor A
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234

Location

Teal Farm Park is located on Pattinson Industrial Estate on the eastern side of Washington, close to both the A1 and A19.

Pattinson Industrial Estate is a strategic location being close to the Junction of the A1231 Sunderland Highway and the A19. The strength of this location is its proximity to the main Nissan Manufacturing plant.

Description

The property comprises two modern terraced industrial units.

The main warehouse/production areas are of steel portal frame construction with profiled cladding to walls and roof which incorporates translucent roof lights. The units have eaves height of 6m to underside of haunch.

Internally the units benefit from a solid concrete floor, with access via 2 sectionalised electrically operated industrial loading doors.

Externally the property has forecourt parking and yard

Accommodation

	sq m	sq ft
Unit 6		
Production/Warehouse	650	7,000
Unit 7		
Production/Warehouse	372	4,000
Total GIA	1,022	11,000

Terms

Available by way of a full repairing and insuring lease for a term to be agreed.

Rent on application.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £61,500 from 1st April 2026. Interested parties are advised to speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. Interested parties are advised to make their own enquiries.

Service Charge

There is currently an estate service charge which is approximately £0.53/sq. ft

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

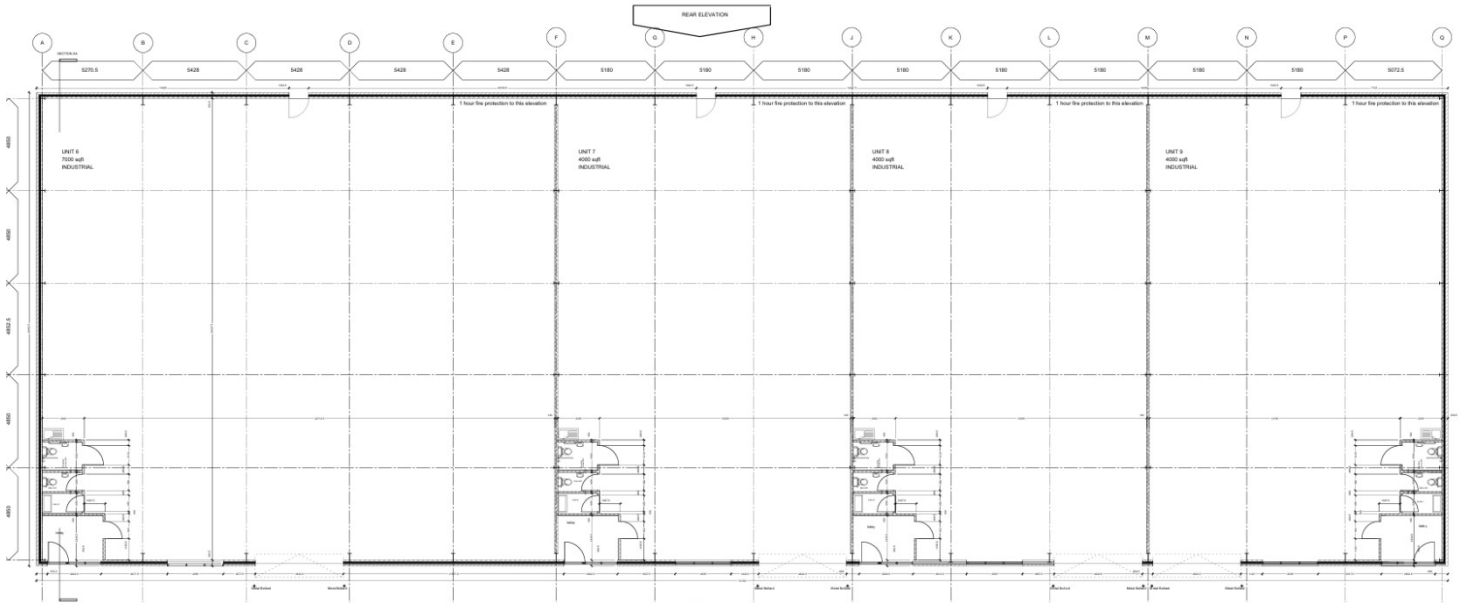
EPC is available on request.

Viewing

Via Agents [HTA Real Estate](#)

Simon Hill - simon@htare.co.uk
Direct Tel: 0191 245 3010

Nick Atkinson - nick@htare.co.uk
Direct Tel: 0191 245 3011



Indicative Unit Plan

