



For Sale

**17 - 18 Faraday Close, Pattinson Ind Estate,
Washington, NE38 8QJ**

- 4,613 sqft to 9,226 sq ft
- Close to Nissan
- Excellent access to A1(M) & A19
- 3.88m Eaves



Location

The property is located on the popular Pattinson North Industrial Estate in the southwest of Washington, very close to the A19 and Nissan car manufacturing plant. The estate has direct access to the A1231 Washington Highway which in turn links the A1(M) to the west and the A19 to the east. Sunderland City centre is 6 miles to the east and the Galleries Retail Park is 2.5 miles to the west.

Description

The property comprises two industrial units which can be interconnected to provide a self-contained unit, of steel frame construction with flat metal deck roof covered with mineral felt. The elevations are of brick cavity and profile sheet cladding to a height of 3.88m to underside of steel beam and 4.3m to underside of metal decked roof. Each unit has a brick and glazed single story office block with flat felt roof over to the northern elevation.

Each unit has a single roller shutter door approximately 3.7m wide and 3.6m high. Externally there is a small tarmacked service yard in front of each loading door to the northern elevation as well as car parking.

Services

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

There is one 145 kVa supply into Unit 17 that also supplies Units 15 and 16. Sub meters are used to determine usage in each of the units and billed accordingly. The sub meter in 17 shows the usage on all three units and the landlord takes the readings from an online portal and deduct the usage for 15 and 16 from the reading for 17 to obtain the amount to be billed.

There are plans to potential install an independent electricity supply into each unit.

Interested parties should however make their own enquiries to confirm availability of service

Accommodation

The sizes below are for reference only.

	Sqm	Sq ft
Unit 16		
Warehouse	364	3,913
Office	65	700
Total	429	4,613
Unit 17		
Warehouse	364	3,913
Office	65	700
Total	429	4,613
Unit 16 - 17	858	9,226

Tenure

The premises are available freehold and can be sold separately or together

Rent/Price

Unit	Freehold Price
16	£310,000
17	£310,000
16-17	£620,000

Business Rates

Current rateable value (1 April 2026 to present)

Unit 17 - £25,250

Unit 18 - £25,250

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC rating of E (122)

Viewing

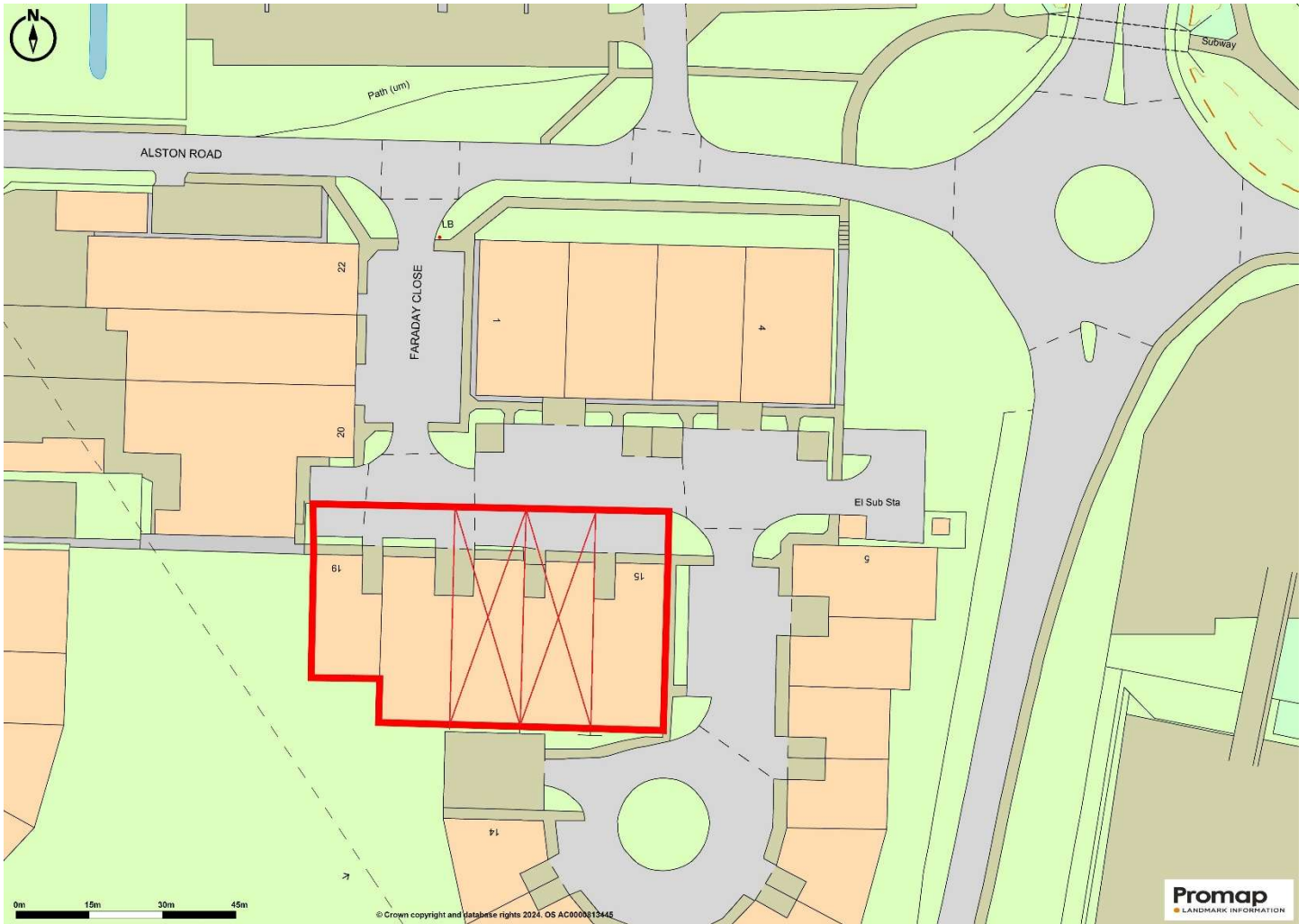
Via Agents HTA Real Estate

Simon Hill - simon@htare.co.uk

Direct Tel: 0191 245 3010

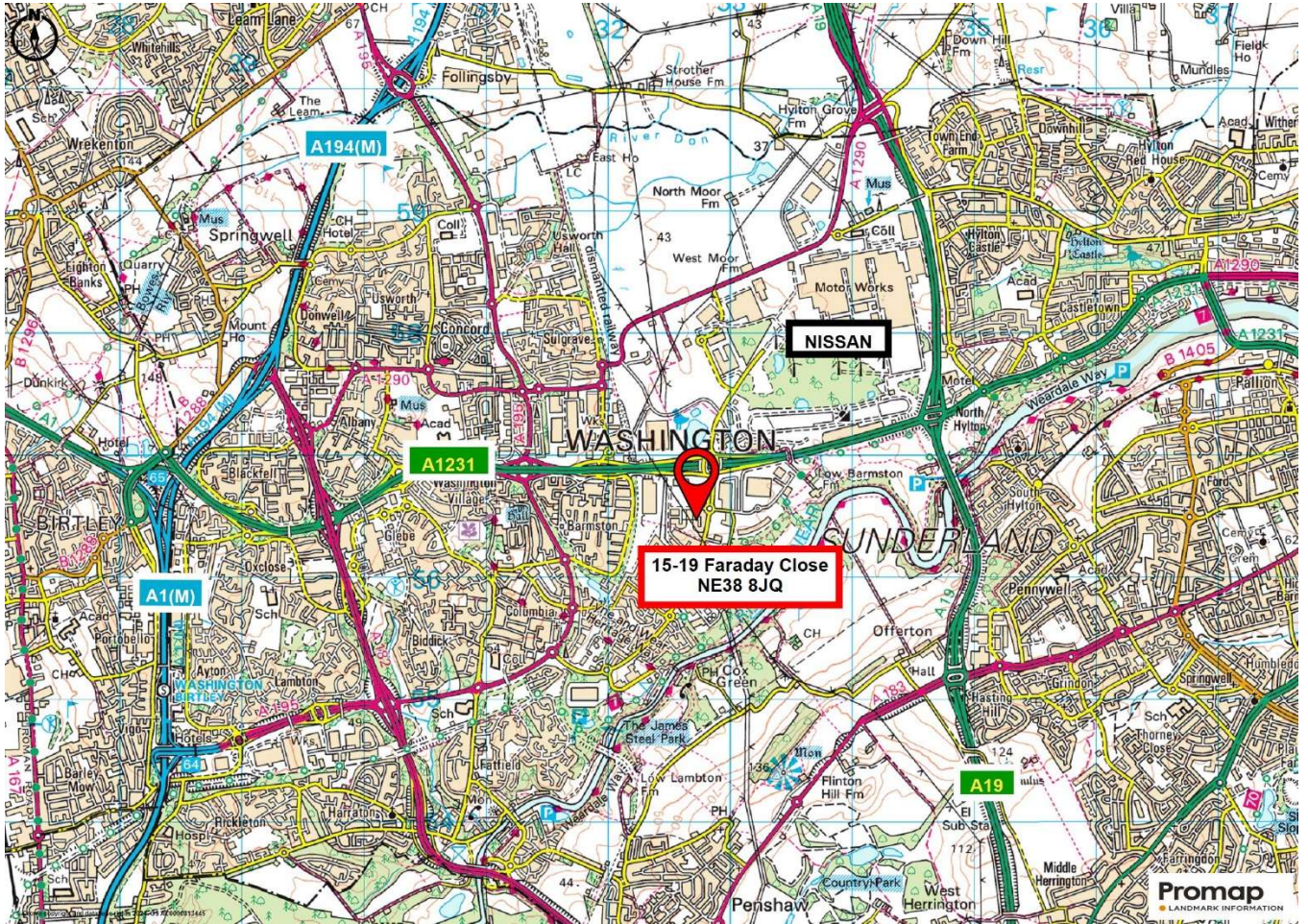
Richard Scott – richard@htare.co.uk

Tele: 0191 245 1234



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