



CGI showing unit post refurbishment

To Let

Units 3/4 Parsons Road Industrial Estate Washington, NE37 1HB

- 1,872.11 sqm (20,151 sq ft)
- Detached Unit with Secure Yard
- To be extensively refurbished
- Eaves height 5.5m
- Established location
- Excellent communication links

SUBJECT TO CONTRACT

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Location

Parsons Road is located immediately off the A182 Washington Highway which links with the A194(M) less than a mile to the west. In turn this provides access to the A1231 Sunderland Highway, the main east west dual carriageway connecting the A19 with the A1(M)

The property is exceptionally well located for the access to the region's main arterial routes and the conurbations of Gateshead, Newcastle & Durham.

Description

The property is of steel frame construction with part brick/block and profile steel sheet cladding to the elevations. The unit has an internal height of approximately 5.5m (18ft) to the underside of the steel truss roof.

Offices and WC's are also provided.

Access is via two up and over roller shutter doors from a fenced secure yard to the front elevation

The unit is currently being extensively refurbished as follows:

- New front elevation cladding.
- New goods doors, fire doors and entrance doors.
- Refurbishment of offices and WCs.
- New WC to front of premises.
- Redecoration of warehouse.
- New LED lighting.
- General repairs and maintenance

Accommodation

Description	sq m	sq ft
Warehouse	1,706.34	18,367
Offices	165.77	1,784
Total GIA	1872.11	20,151

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

Rent £108,000 per annum exclusive.

Business Rates

The Valuation Office Agency website states the property has a Rateable Value of £76,500.

Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

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

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The EPC rating will be reassessed on completion of the refurbishment works

Legals Costs

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

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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