

FOR SALE



RARE OPPORTUNITY

**Freehold
Industrial/workshop
units with excellent
yard space and
additional land**

- Prominent roadside plot.
- Good quality modern units totalling 12,345 sq ft.
- Generous and secure yard with additional land.
- Development potential (subject to consent)
- Available with vacant possession.

Guide Price £1,200,000

Sold on behalf of The Joint Administrators

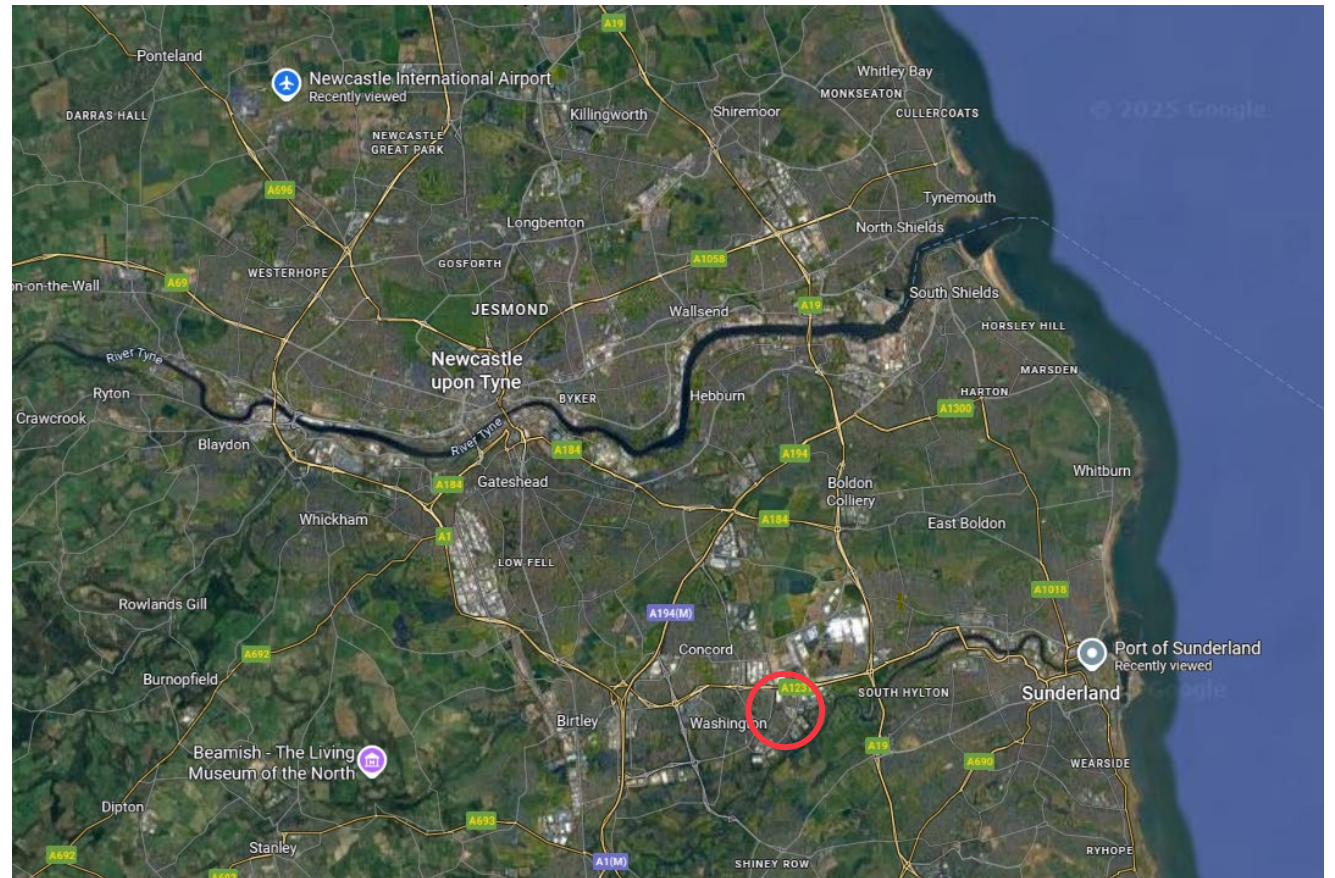
**Units and Land at 11 Walton Road,
Pattinson North, Washington, NE38 8QE**

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Location

- In a regional context, the town of Washington is positioned a short distance south of Newcastle and west of Sunderland
- The property is situated towards the north-east of Washington within an established mixed-use commercial and residential area. It is positioned at the roundabout junction of Walton Road and Pattinson Road which also provides the main entrance to Pattinson Industrial Estate (north).
- Pattinson Road grants direct access to the A1231 Sunderland Highway which in turn provides access towards Sunderland to the east, and links with the A1 and A1(M) to the west. The property is therefore well-positioned and connected locally and regionally.
- Bental Business Park and Pattinson Industrial Estate (south) are both a short distance to the north and south respectively and add to the location's commercial appeal.
- Sunderland Port is located c.7 miles to the east. Newcastle International Airport is situated approximately 17 miles to the north



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Description

- The subject property provides two main sections.
- The **Front Section** is approximately 1.66 acres and lies adjacent to Walton Road with access located at the northwest point, leading to a dedicated car parking area for approximately 8 vehicles. It provides two industrial/workshop units as follows.
- Unit 1 is the larger and extends to 9,352 sq ft GIA. It is brick built around a steel frame with part clad elevations. There are two storey offices to the front including a reception area at ground floor with further kitchenette, WCs, and various meeting rooms and offices across both floors. The offices benefit from double glazing, fluorescent lighting within suspended ceilings, carpeting, perimeter power and gas central heating. Adjoining and behind the offices is open warehouse/workshop space of approximately 5,506 sq ft GIA. The space benefits from 4.95m eaves height and two up-and-over shutter doors. The workshop area was previously used as a service and storage area for commercial vehicles.
- Units 2 is smaller at approximately 2,993 sq ft GIA and is built of a similar steel frame form with low-level brick elevations with cladding to the upper portions. This unit is currently used for vehicular storage.
- The **Rear Section** is approximately 1.38 acres and has a rough gravel and grass finish. It is accessed through the front section with gated access along the sites' western boundary. There are two sets of overhead power lines running across the length of the site, with two metal pylons and a single wooden pylon within this section of the site. This area is currently used for the storage of materials.



Boundaries are indicative

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Accommodation

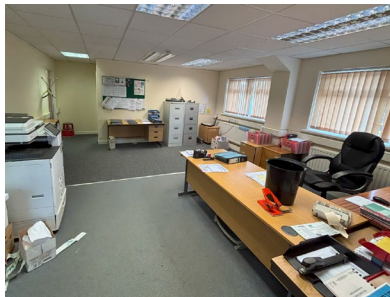
Area Description	SQ M (GIA)	SQ FT (GIA)
Unit 1		
Warehouse Area	511.49	5,506
GF and 1F Offices	357.26	3,846
Unit 1 Total	868.75	9,352
Unit 2		
Warehouse Area	278.07	2,993
Unit 2 Total	278.07	2,993
Units Total	1146.82	12,345
Area Description	Acres	Hectares
Front Section	1.66	0.67
Rear Section	1.38	0.56
Land Total	3.04	1.23



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Tenure

The property is held by way of two separate freehold titles which align with the front and rear sections of the site – TY389208 (front section) and TY444648 (rear section).

The property will be sold with the benefit of **Vacant Possession**.

Development Potential

The rear section of the site could be suitable for development, subject to the necessary consents.

Unit 15 Walton Road benefits from planning consent (2022) for ‘the erection of a single storey industrial unit, detached garage building and parking’ on a site similarly affected by the same high voltage cables and pylons.

Planning

Interested parties are asked to make their own enquiries of the relevant Local Authority.

Business Rates

Interested parties are asked to make their own enquiries of the Valuation Office Agency (VOA).

EPC

Available upon request.

Legal Fees

Each party to be responsible for their own legal fees incurred in any transaction.

Viewing and Further Information

Viewings by appointment. Please contact Gordon Brothers, details provided overleaf.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers and funders.

Process and Price

For sale by private treaty | Guide price of £1,200,000 | **Sold on behalf of the Administrators**

Contact Details

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For further details, please contact us.

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BRISTOL: One Temple Quay, Temple Back East BS1 6DZ

BIRMINGHAM: Cornwall Buildings, 45-51 Newhall Street B3 3QR

LEEDS: West One, 114 Wellington Street LS1 1BA

MANCHESTER: Centurion House, 129 Deansgate M3 3WR



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