



To Let

NE38 8BG

Unit 3, Teal Farm Washington

- 3,500 sq ft
- Modern terraced unit
- 6m eaves
- 1 sectional loading doors
- Close to A1231 Sunderland Highway

SUBJECT TO CONTRACT

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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 a modern terraced industrial unit.

The main warehouse/production area is of steel portal frame construction with profiled cladding to walls and roof which incorporates translucent roof lights. The unit has an eaves height of 6m to underside of haunch.

Internally the unit benefits from a solid concrete floor, with access via 1 sectionalised electrically operated industrial loading doors.

Externally the property has forecourt parking and yard

Accommodation

	sq m	sq ft
Production/Warehouse	325.16	3,500
Total GIA	325.16	3,500

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £45,500 per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £22,000 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 £0.53/sq. ft

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

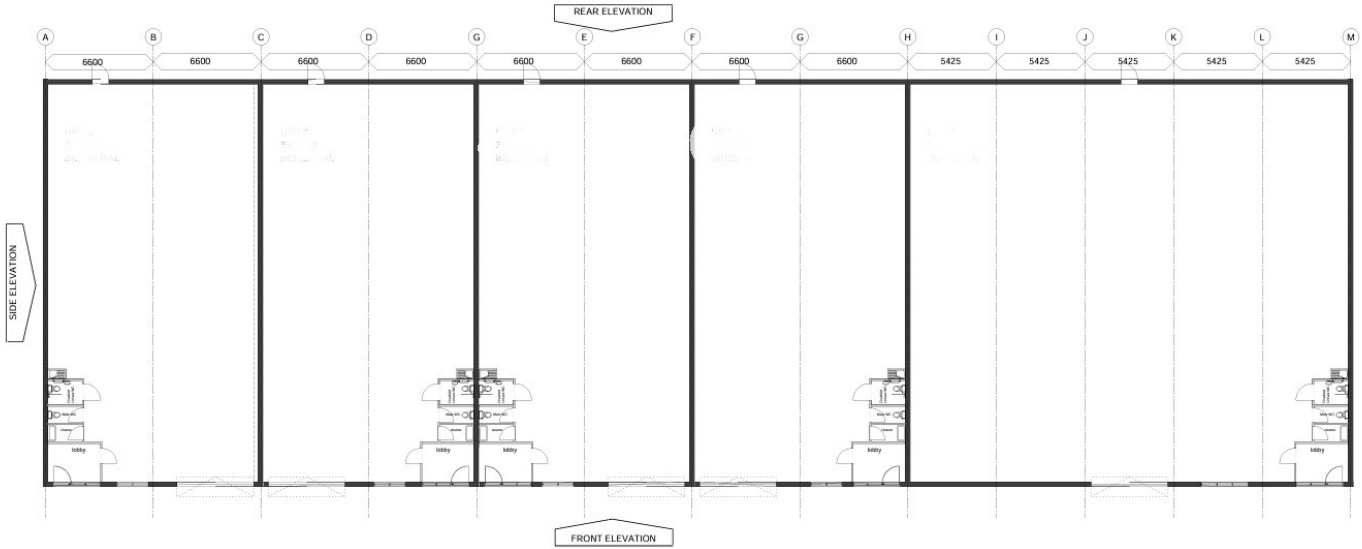
EPC is available on request.

Viewing

Via Agents [HTA Real Estate](#)

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Indicative Unit Plan

