



## For Sale/To Let

**16 Faraday Close, Pattinson Ind Estate, Washington,  
NE38 8QJ**

- 4,613 sqft
- 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 a mid-terrace industrial 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. The unit has a brick and glazed single story office block with flat felt roof over to the northern elevation.

The 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.

Currently there is a single 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 bill 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 17 from the reading for 16 to obtain the amount to be billed.

### Accommodation

The size below is for reference only.

	Sqm	Sq ft
<b>Unit 16</b>		
Warehouse	364	3,913
Office	65	700
<b>Total</b>	<b>429</b>	<b>4,613</b>

### Tenure

The premises are available by way of new Full Repairing and Insuring lease for a term of years to be agreed or can be purchased freehold

### Rent/Price

Unit	Rent (per annum)	Freehold Price
<b>16</b>	<b>£27,678</b>	<b>£310,000</b>

### Business Rates

Future rateable value (from 1 April 2026)

Unit 16 - £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**

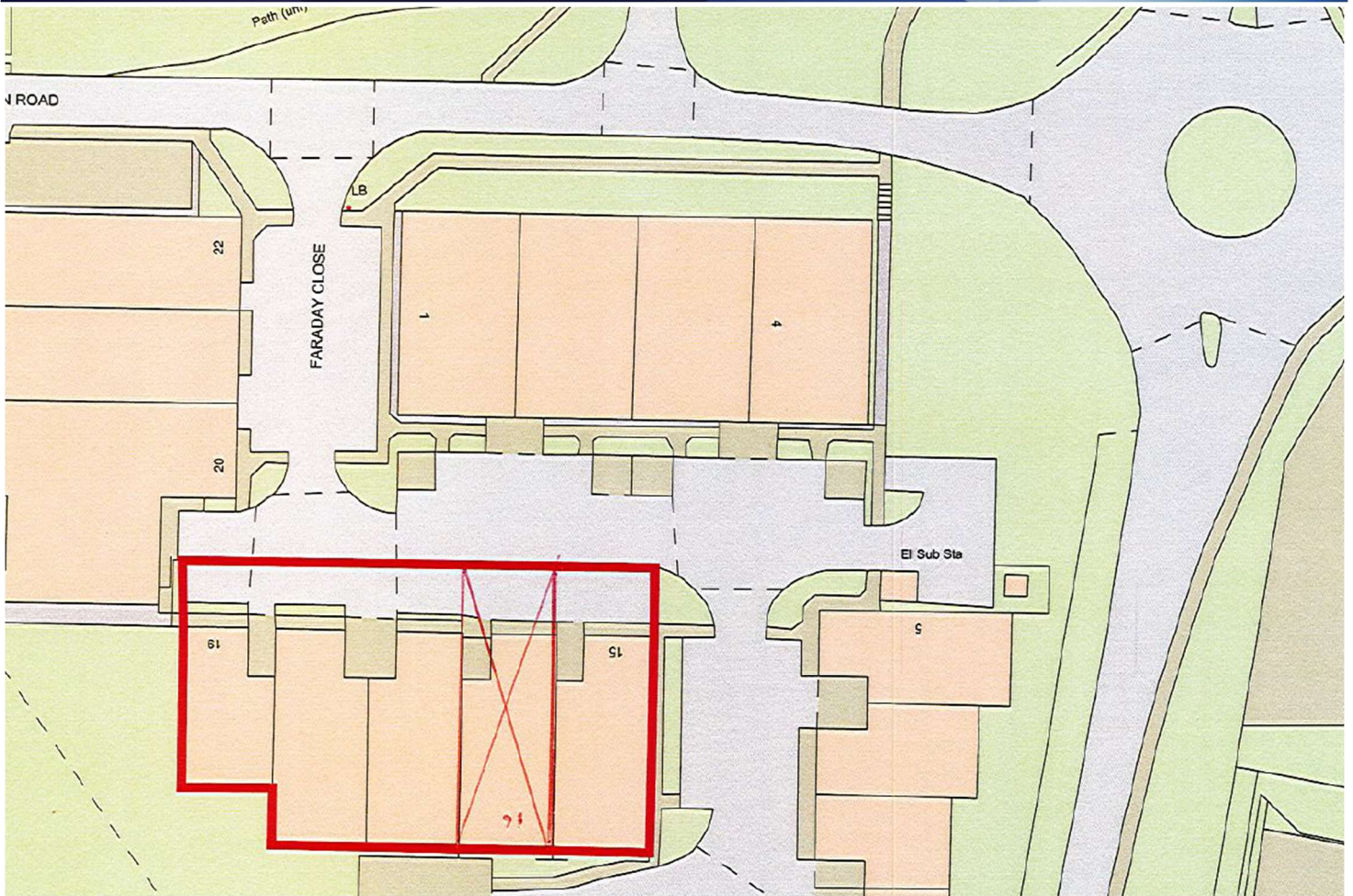
Via Agents HTA Real Estate

Simon Hill - [simon@htare.co.uk](mailto:simon@htare.co.uk)

Direct Tel: 0191 245 3010

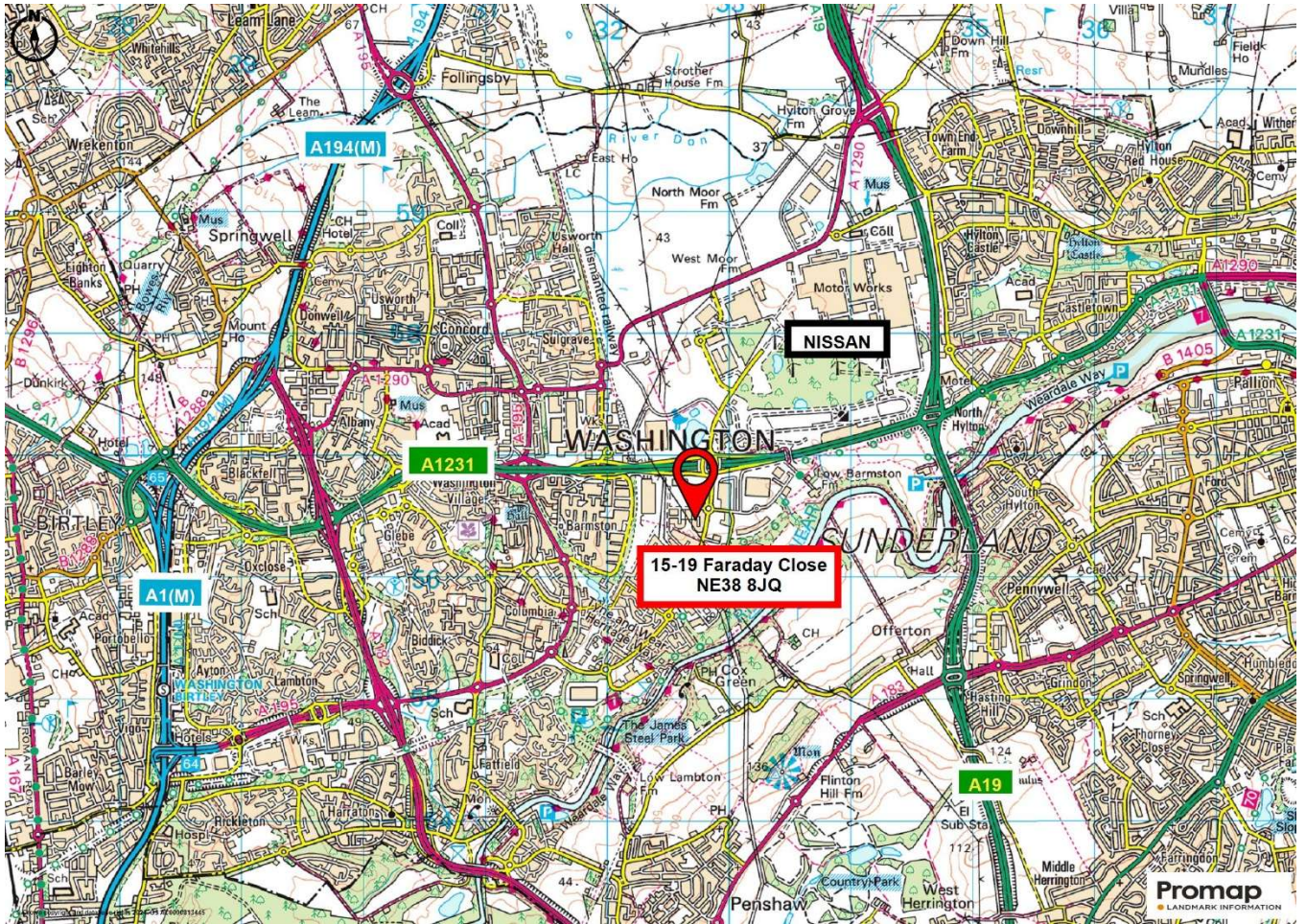
Richard Scott – [richard@htare.co.uk](mailto:richard@htare.co.uk)

Tele: 0191 245 1234



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