FOR SALE OR TO LET

Industrial Road, Hertburn Industrial Estate, Washington, NE37 2SQ

Detached Industrial / Distribution Unit
3,698m² (39,801 sq.ft)

- Excellent location within easy access of the A1231 Sunderland Highway, A194M and A1M
- Former distribution unit adapted for engineering use
- 2 No. 10 ton overhead travelling cranes
- Internal clear height 3.6m rising to 9.6m at the apex
- Compact two storey office and welfare facilities (under refurbishment)
- Ten level access loading doors
- Freehold for sale £1,300,000
- Rent £125,000 pa exclusive

SITUATION

The popular and well established Hertburn Industrial Estate lies immediately to the north east of Washington town centre and is adjacent to the A1231 Sunderland Highway which links the A1M to the A19. The A19 lies approximately 2½ miles to the east of the property, the A1M 3 miles to the west and the A194M 2 miles to the north.

Please refer to the attached plans for further directions to the property.

DESCRIPTION

The property is a traditionally built steel portal framed industrial unit with cavity brickwork and insulated profile steel cladding walls and a double pitched roof of insulated corrugated asbestos cement sheet covering incorporating recently replaced translucent rooflights.

Internally the property has concrete floors throughout and a clear span without columns of 45m. The internal clear height is 3.6m rising to 9.6m at the apex. The previous occupier has installed a gantry crane to the centre section of the building which carries two 10 ton cranes with a hook height of approximately 7m. The cranes and steelwork are freestanding and can be removed if the intending occupier doesn't require them.

The property has previously been extended to the rear to provide a loading bay at the end of the side service yard.

The property was originally constructed for food distribution and as such has a considerable number of loading doors including 6 roller shutter doors along the southern elevation, 3 insulated sectional loading doors to the rear loading bay and a further loading door to the front (east elevation).

To the front of the warehouse is a small two storey office and welfare facility which is still under refurbishment but only requires a relatively small amount of work to complete.

Externally there is a large tarmacadam forecourt to the front of the premises providing parking and vehicle access to the large loading door and there is further concrete yard area to the side giving access to the remaining loading doors. The entire site is enclosed by a steel palisade fence and there are double access gates from Industrial Road.

SERVICES

The property benefits from all mains services including a substantial three phase electricity supply. Heating is provided to the factory area by way of wall mounted gas fired blower heaters and lighting is by way of low bay halide units.

ACCOMMODATION

The property has been measured on a gross internal basis and provides the following areas:-

Description	m²	Sq.ft
Ground Floor Offices & WCs	66.7	718
Mezzanine Offices & WCs	66.7	718
Main Factory	3,155.3	33,964
Loading Bay	299.6	3,225
Mezzanine Floor	109.3	1,176
Total	**3,697.6**	**39,801**

RATING

The premises have a Rateable Value of £94,000 and therefore the current rates payable are £47,376.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of ****.

For further details please contact:

Particulars & Image - February 2020

Knight Frank
0191 221 2211
KnightFrank.co.uk

SIMON HAGGIE
0191 5945009 or 07798 570603
simon.haggie@knightfrank.com

MARK PROUDLOCK
0191 5945019 or 0776 968891
mark.proudlock@knightfrank.com

Subject to Contract

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

TENURE

Freehold

TERMS

The freehold interest in the property is offered For Sale at a price of £1,300,000.

Alternatively our clients will consider letting the premises by way of a new lease for a term to be agreed at a rental of £125,000 per annum exclusive.

VAT

All rents and service charges are subject to VAT.

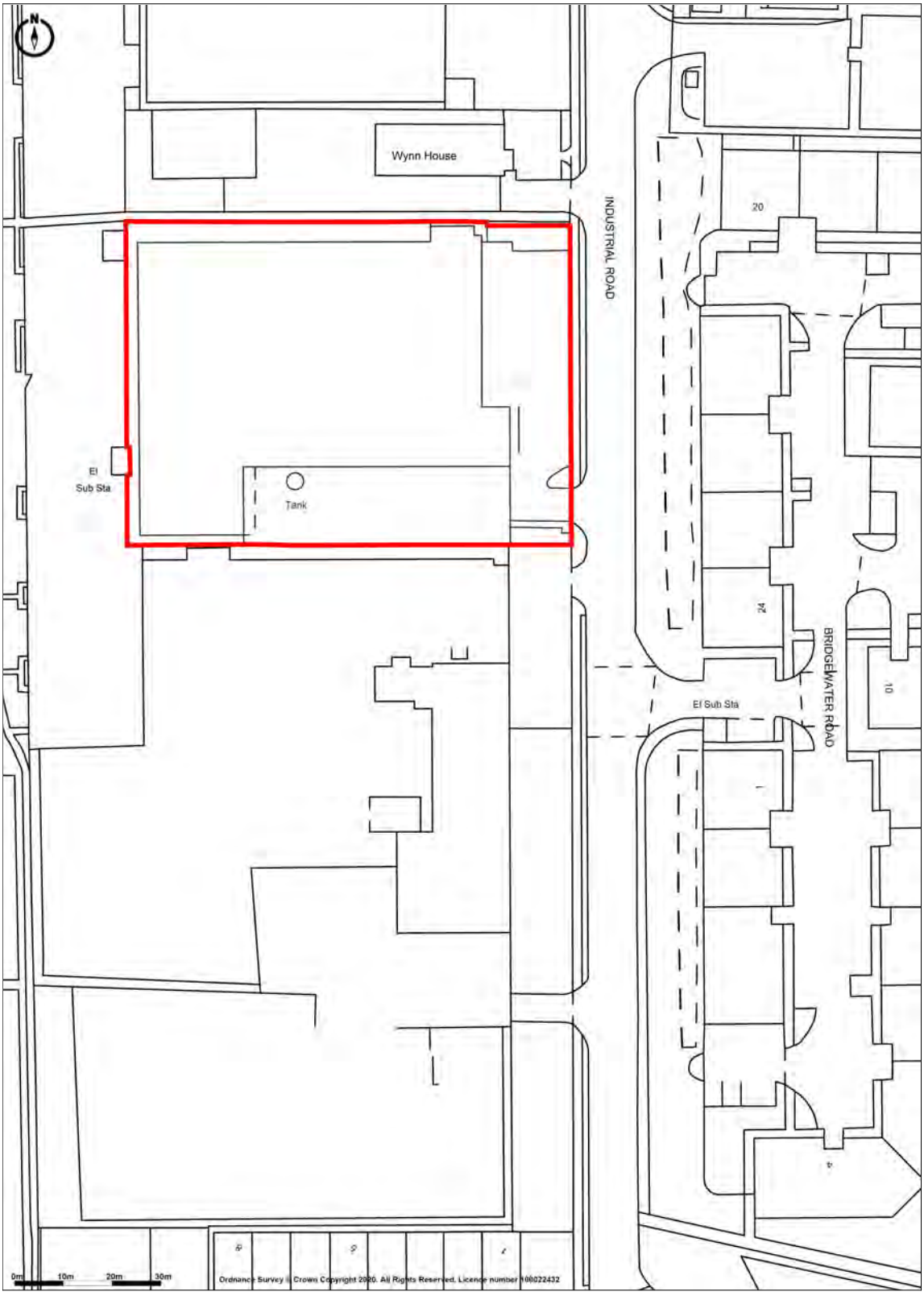
VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Promap V2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2020. All Rights Reserved.
Licence number 100022432
Plotted Scale - **1:40000**. Paper Size - **A4**

Industrial Road, Hertburn Industrial Estate, Washington



Promap V2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2020. All Rights Reserved.
Licence number 100022432
Plotted Scale - **1:1250**. Paper Size - **A4**

Industrial Road, Hertburn - Plan