



# Teal Farm Park

Pattinson Industrial Estate, Washington, Tyne & Wear

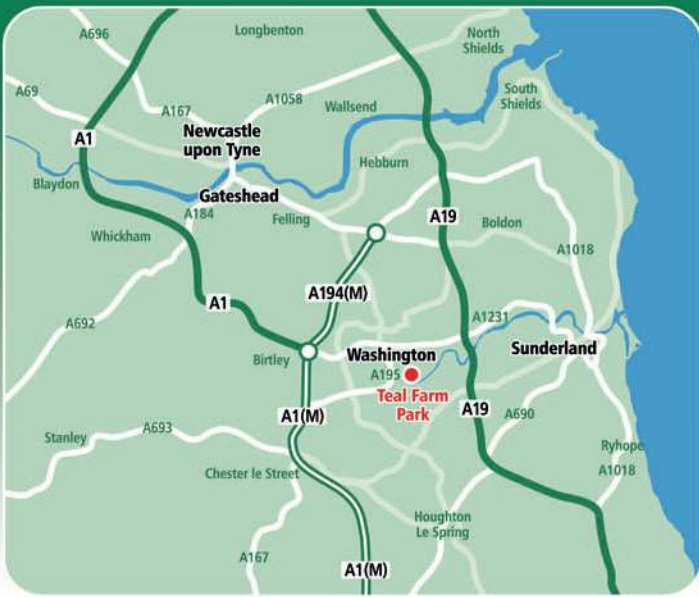
Units 1 & 2  
Available July 2020



**To Let**

Units 1 & 2 available from 330sq m (3,500sq ft) to 650sq m (7,000sq ft) combined





## LOCATION

Teal Farm Park is located on the Pattinson Industrial Estate on the eastern side of Washington, in close proximity to the A1 & A19 motorways.

Pattinson Industrial Estate is a strategic location close to the junction of the A1231 Sunderland Highway and the A19. The strength of the location has been recognised by occupiers such as Nissan, Fowler Welch Coolchain and Asda, who have 3 depots on the estate.

## DESCRIPTION

Teal Park Farm comprises of a modern commercial development providing 10 new build industrial/ warehouse units.

- 6m to underside of haunch
- Floor loadings 37.5 kN/sq m
- Electrically operated up and over doors
- Designated car parking
- Units 1 & 2 are available separately or combined

## TENURE

The units are available To Let by way of new FRI leases and full terms are available on request.

## VIEWING

Strictly by appointment with the letting agents.

## ACCOMMODATION

| UNIT    | SIZE                   | TENANT                                 |
|---------|------------------------|----------------------------------------|
| Unit 1  | 330 sq m / 3,500 sq ft | AVAILABLE TO LET JULY 2020             |
| Unit 2  | 330 sq m / 3,500 sq ft | AVAILABLE TO LET JULY 2020             |
| Unit 3  | 330 sq m / 3,500 sq ft | ARJO UK LIMITED                        |
| Unit 4  | 330 sq m / 3,500 sq ft | EDU-SCI LIMITED                        |
| Unit 5  | 650 sq m / 7,000 sq ft | ANGLIAN WINDOWS LIMITED                |
| Unit 6  | 650 sq m / 7,000 sq ft | THOR CAR PARTS AND ACCESSORIES LIMITED |
| Unit 7  | 370 sq m / 4,000 sq ft | THOR CAR PARTS AND ACCESSORIES LIMITED |
| Unit 8  | 370 sq m / 4,000 sq ft | ABFAD LIMITED                          |
| Unit 9  | 370 sq m / 4,000 sq ft | C.A.M AUTOMATION LIMITED               |
| Unit 10 | 844 sq m / 9,082 sq ft | ADVANCED ELECTRIC MACHINES LIMITED     |



### Misrepresentation Act

These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. January 2020.



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