

Mandarin Way
Washington



A19



A development by
BERICOTE



A1231

ASDA

FOR SALE / TO LET
Design and Build Distribution Unit
with Outline Planning Consent

Up to 107,640 sq ft (10,000 sq m)
Pattinson Industrial Estate
Mandarin Way / Washington

- Outline Planning Consent
- Up to 107,640 sq ft (10,000 sq m)
- Adjacent to the A1231 Link Road
- Strategic Distribution Location
- Bespoke Buildings For Sale or Lease
- Grant Assistance May Be Available

"Bericote have made the whole development process very easy for us and enabled us to minimise costs in delivering our new facility"

**Peter Williamson,
Head of Network
Development at Asda**

LOCATION

The subject site is located on Pattinson Industrial Estate on the eastern side of Washington within District 15. The site lies immediately south of the A1231 Washington Highway and approximately 1 mile from the Nissan Motor Manufacturing Plant. The A1 is located 2.5 miles to the west of the A19 approximately 1.5 miles to the east.

Pattinson Industrial Estate is in a strategic location close to the junction of the A19 and A1231 Sunderland Highway. The strength of location has been recognised by occupiers such as Nissan, Asda, Scania Trucks, Vantec and Magna Kansai.

DESCRIPTION

The site is available for design and build opportunities up to 107,640 sq ft. Bericote have recently constructed a service centre for Asda on the adjacent site and bespoke buildings can be provided to suit individual requirements.

Mandarin Way
Washington



PLANNING

The site has outline planning consent for up to 107,640 sq ft of B8 distribution development.

TENURE

Completed buildings are available on a freehold or leasehold basis.

ASKING TERMS

Terms are subject to specification and available on application.

BERICOTE

Bericote is a niche industrial developer, specialising in occupier led development and the promotion and development of sites around the UK. The company is the most active developer of distribution units in the UK, with over 1.5 million sq ft of distribution space completed and under construction per annum for the UK's largest retailers.

www.bericoteproperties.com

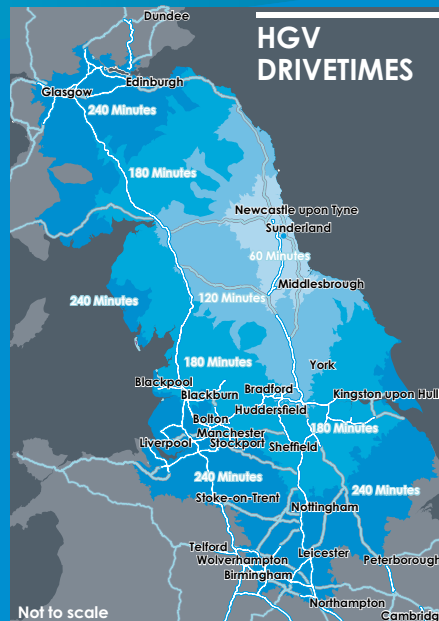
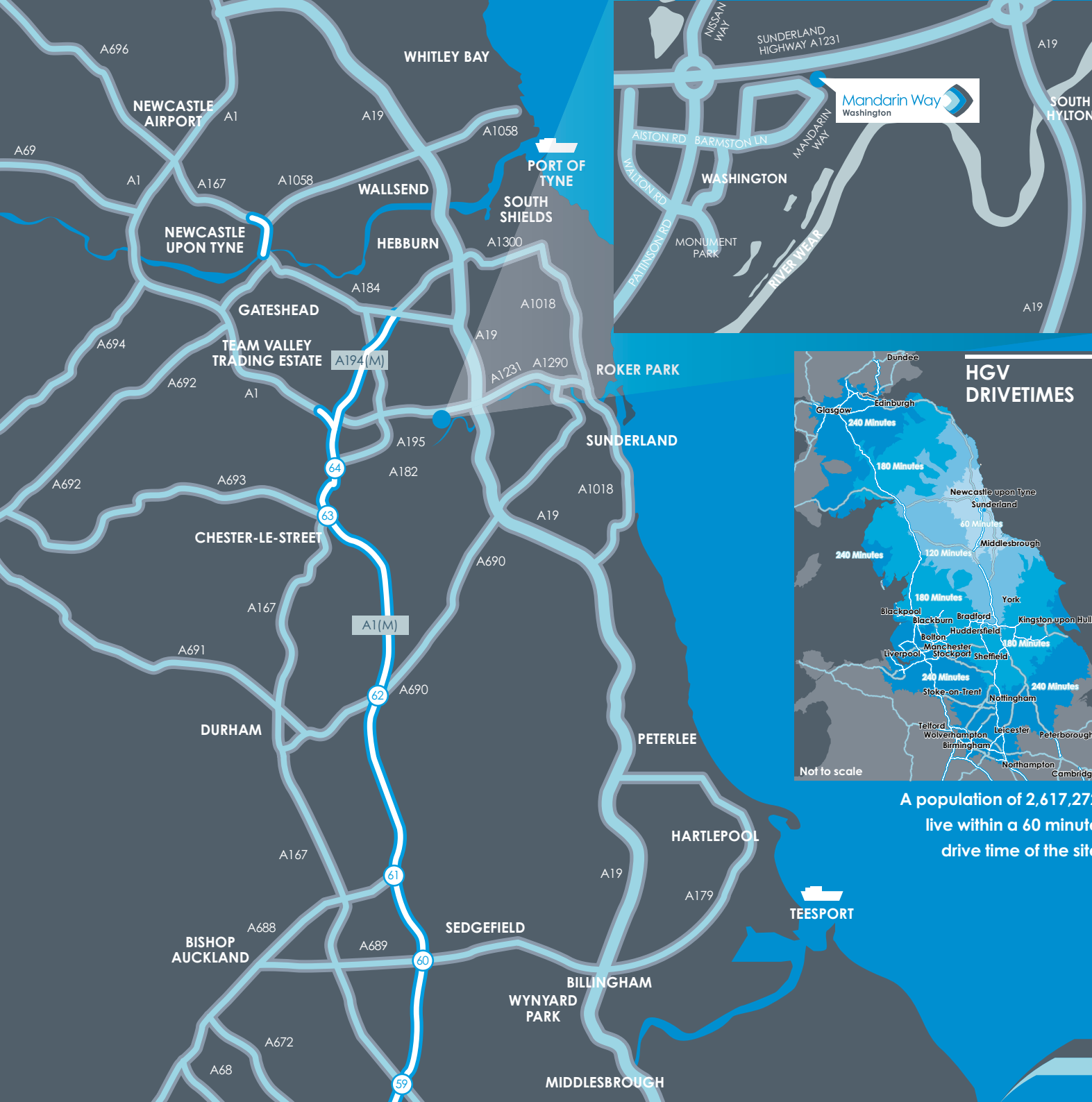


AREA SCHEDULE

Warehouse	97,640 sq ft
Offices	10,000 sq ft
Total GIA	107,640 sq ft
HGV spaces	10
Car spaces	100



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A population of 2,617,272 live within a 60 minute drive time of the site

FURTHER INFORMATION

For further information or an appointment to view please contact GVA or our joint agents

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