



# AVAILABLE - TO LET

**Training Centre Building, Barmston Court, Nissan Way, Sunderland SR5 3NY**

Storage and distribution centre with offices

21,396 sq ft GIA

Rent Offers in the region of £7.50 per sq ft

All enquiries to

**0203 576 3331**

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate





**Location**

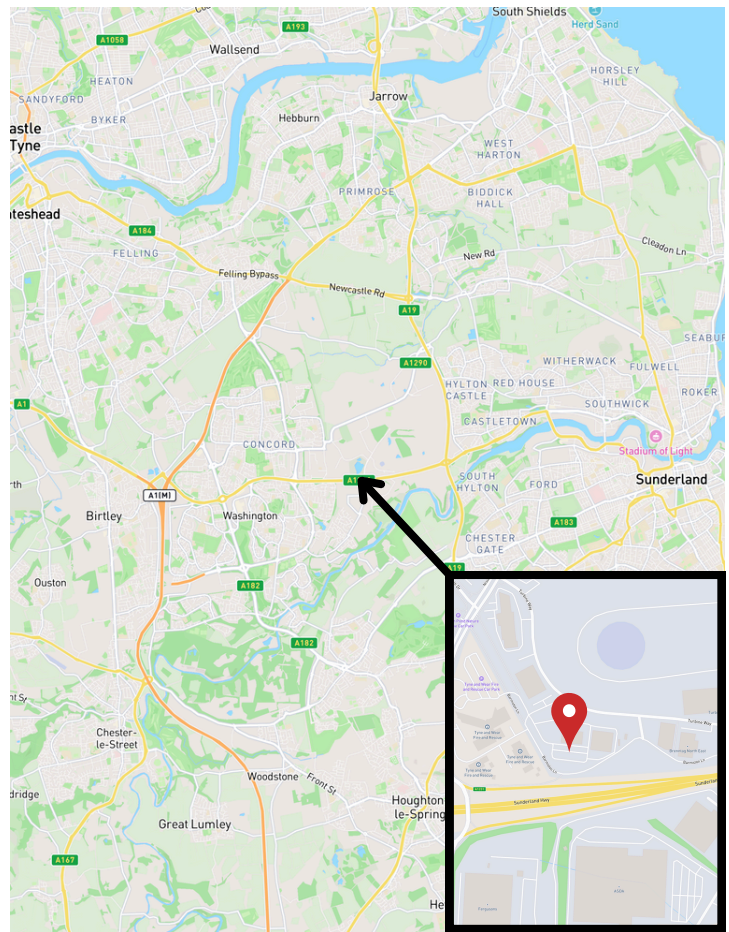
Washington is approximately 7 miles South East of Newcastle upon Tyne and 3 miles West of Sunderland, and links directly to A1M and A19 trunk roads that link Scotland and the North with Yorkshire and the South. As such, it is extremely well located with easy access to the region and beyond.

The subject property is adjacent to the 3.89 million sq ft Nissan Plant and with further significant industrial development taking place at the nearby Hillthorn Business Park and International Advanced Manufacturing Park.

**Description**

The property was constructed in 2014 within a secure, fenced site, which is shared with an adjacent two storey office building. The property was built as a Government promoted vehicle emissions testing centre but has subsequently been let to third party occupiers.

**Rent** Offers in the region of £7.50 per sq ft  
**Terms** Available on a new FRI lease direct from the landlord  
**Building Type** B8 Storage and distribution  
**VAT** The premises are elected for VAT  
**Service Charge** Capped at £5,303 per annum approximately  
**EPC** B-29  
**Size** (measurements provided by third party. All interested parties are advised to check these measurements)



Area	Description	sq ft	sq m
Ground floor staff area	Reception, W/Cs, shower room, server room and store	2,440	226.7
First floor staff area	Break out rooms and plant rooms	2,440	226.7
Workshop 1	Three full height loading doors and internal office	6,434	589
Workshop 2	One loading door to outside and access to workshop 3	3,691	343
Workshop 3	Two loading doors & internal door to workshop 2	3,691	343
Workshop 4/Offices	High ceiling offices	2,700	251
<b>Total</b>		<b>21,396</b>	<b>1979.4</b>

**Contact Owners Sole Agents**

**Assembly CRE**  
 020 3576 3331  
[www.assemblycre.co.uk](http://www.assemblycre.co.uk)  
**Jamie Mackenzie**  
 07533 348 479  
[jamie@assemblycre.co.uk](mailto:jamie@assemblycre.co.uk)  
**Kevin Neun**  
 07717 874 710  
[kevin@assemblycre.co.uk](mailto:kevin@assemblycre.co.uk)