

IMMEDIATELY AVAILABLE TO LET



HARLEYFORD
CAPITAL

TURBINE WAY

Only Two Units Remaining

TB68 - 68,458 SQ FT

TB51 - 51,376 SQ FT

Washington, SR5 3NZ

TURBINE WAY



FINAL UNITS REMAINING NEW GRADE A INDUSTRIAL AND LOGISTICS UNITS READY TO OCCUPY

Turbine Way comprises four new units built to the latest specification. TB51 and TB68 are available for immediate occupation.

Strategically located for connectivity to major transport routes, Turbine Way is situated in an established commercial area with nearby occupiers including Nissan, ASDA, Vantec and Argos. The Business Park sits adjacent to the A1231 Sunderland Highway which connects the region's main arterial routes being the A19 less than 1 mile to the east and the A1 circa 4 miles to the west.

The units are rated EPC A and BREEAM Very Good, ensuring lower energy costs and reflecting exceptional environmental performance.

TB51 - 51,376 SQ FT
AVAILABLE NOW

TB68 - 68,458 SQ FT
AVAILABLE NOW

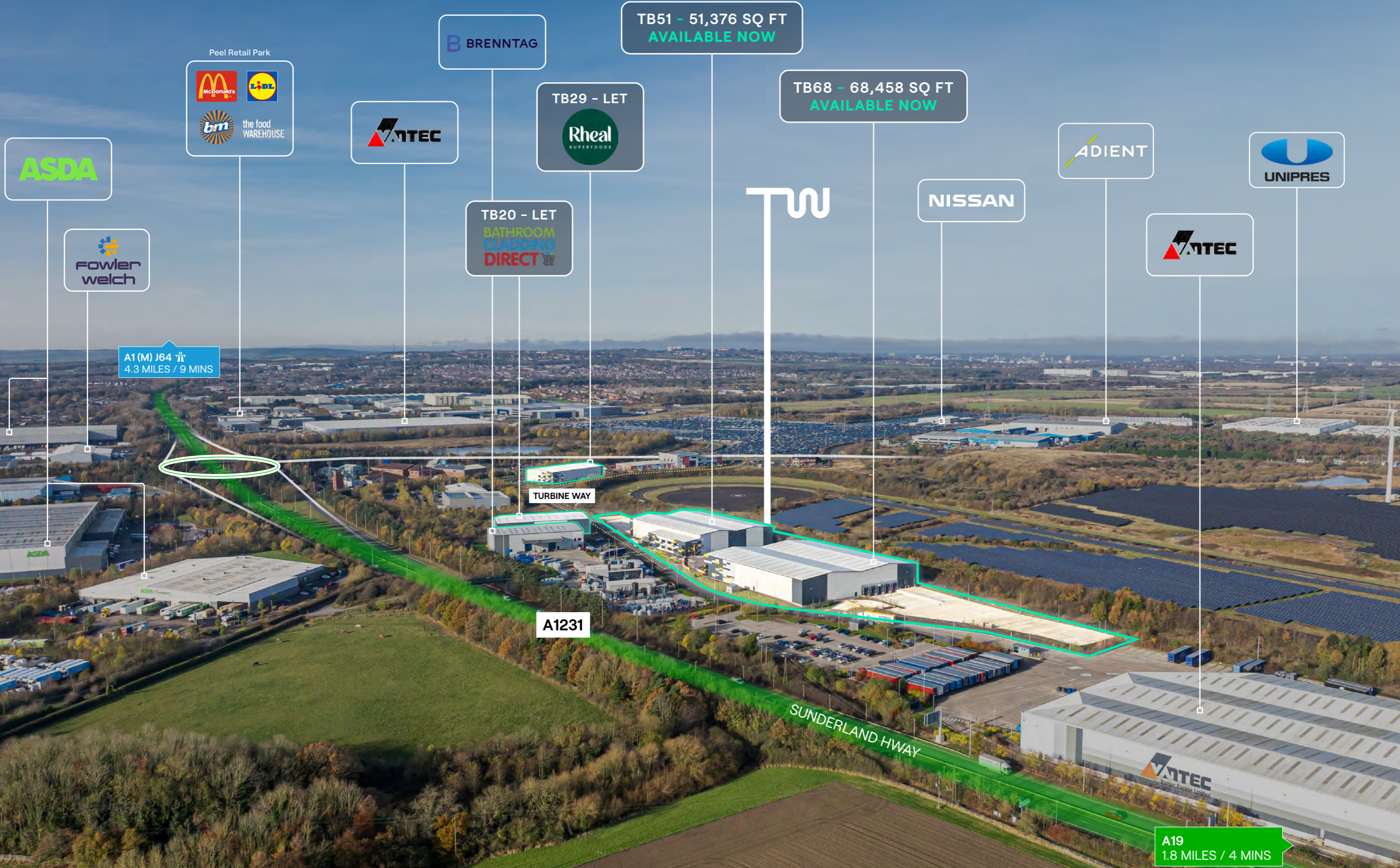



**>2.1M POPULATION
WITHIN 25 MILE RADIUS**

BREEAM[®] VERY GOOD



EPC A RATING



A19
1.8 MILES / 4 MINS

A1 (M) J64
4.3 MILES / 9 MINS

TB51 - 51,376 SQ FT
AVAILABLE NOW

TB68 - 68,458 SQ FT
AVAILABLE NOW

B BRENNTAG

TB29 - LET
Rheal
SUPERFOODS

TB20 - LET
BATHROOM
CLADDING
DIRECT

NISSAN

VATEC

ADIENT

UNIPRES

TW

VATEC

ASDA

Fowler
Welch

Peel Retail Park
McDonald's
LIDL
the food
WAREHOUSE

TURBINE WAY

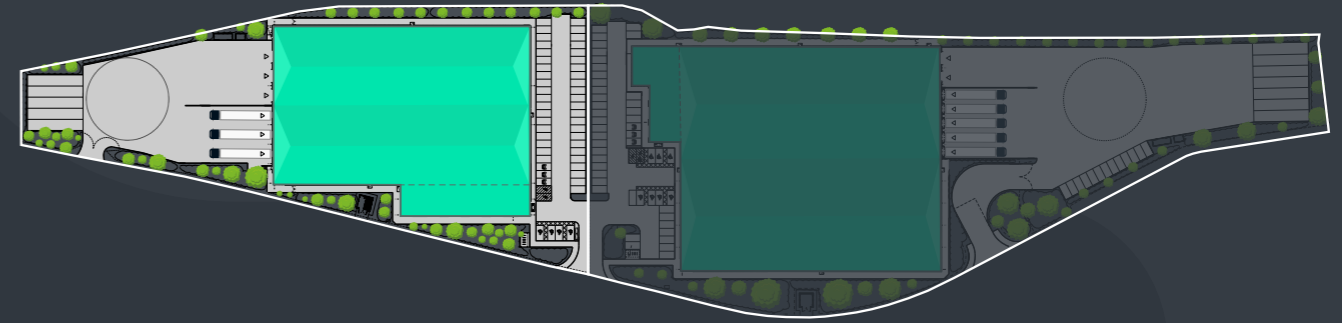
A1231

SUNDERLAND HWAY

NEW GRADE A INDUSTRIAL UNIT

TB51 – 51,376 SQ FT

Built for productivity, TB51 provides versatile warehouse space, ample parking and on-site amenities such as modern flexible office floor, breakout area, kitchen and secure bicycle storage.



The accommodation provides the following Gross Internal Floor Areas:

TB51	SQ M	SQ FT
Warehouse	4,258	45,833
Office	515	5,543
TOTAL	4,773	51,376



10M
CLEAR INTERNAL
EAVES HEIGHT



50KN
FLOOR
LOADING



3
DOCK LEVEL
LOADING DOORS



3
LEVEL ACCESS
LOADING DOORS



5
HGV SPACES



51
CAR PARKING
SPACES



2
EV CHARGING
POINTS



50M
YARD DEPTH

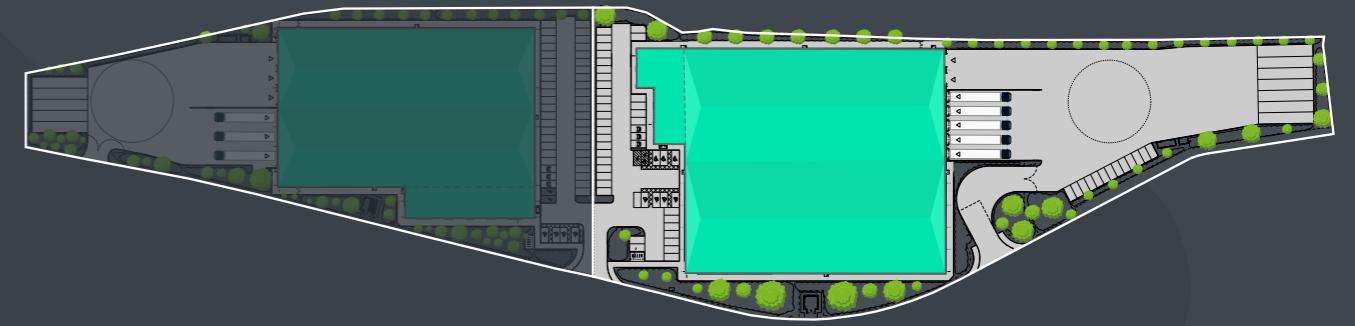


470 KVA
POWER
SUPPLY

NEW GRADE A INDUSTRIAL UNIT

TB68 – 68,458 SQ FT

Designed to the same high standard as TB51, the larger TB68 delivers flexible warehousing complemented by the level of office space, staff amenity, parking and service yard to maximise operational efficiency.



The accommodation provides the following Gross Internal Floor Areas:

TB68	SQ M	SQ FT
Warehouse	5,889	63,389
Office	471	5,070
TOTAL	6,360	68,458



10M

CLEAR INTERNAL
EAVES HEIGHT



50KN

FLOOR
LOADING



5

DOCK LEVEL
LOADING DOORS



3

LEVEL ACCESS
LOADING DOORS



7

HGV SPACES



63

CAR PARKING
SPACES



2

EV CHARGING
POINTS



85M

YARD DEPTH



635 KVA

POWER
SUPPLY



OFFICE



TB68



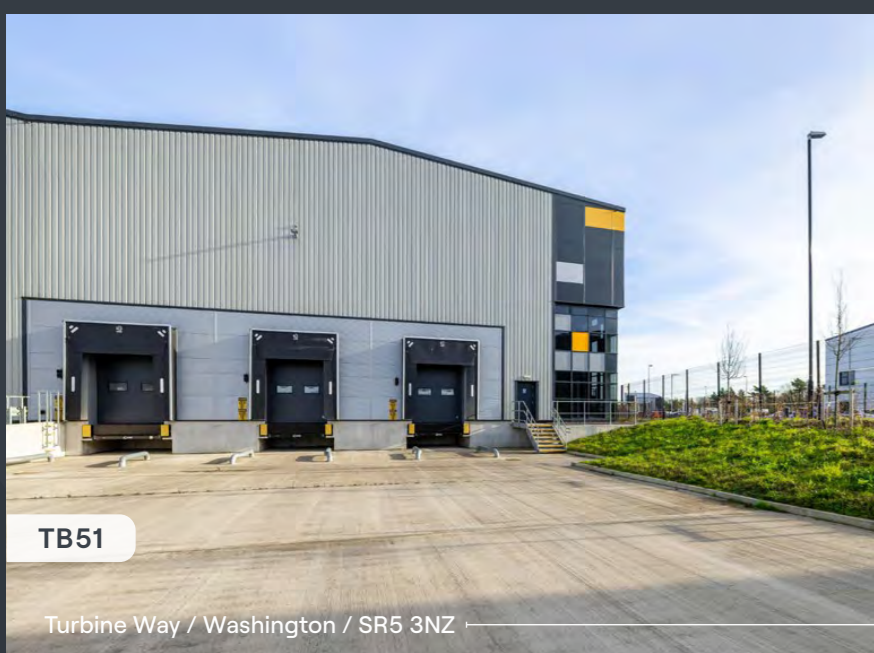
TB51



OFFICE



TB68



TB51



TB68



HARLEYFORD
CAPITAL

LEASE TERMS

Units are available to lease on quoting terms.

For further information and the rent payable, please contact the joint agents below.

BUSINESS RATES

Assessment of Rateable Value for the available units is pending.

Further information is available on request.



SIMON HILL

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