

# to let



**UNIT A1  
MORSTON QUAYS  
STEPHENSON INDUSTRIAL ESTATE  
STEPHENSON STREET  
WALLSEND  
NE28 6UE**



- **HIGH BAY WORKSHOP / WAREHOUSE SET WITHIN A SELF CONTAINED INDUSTRIAL COMPLEX**
- **TOTAL GIA: 953.37 M<sup>2</sup> (10,262 SQ FT)**
- **RENT : £40,000 PA EXC**
- **INCENTIVES SUBJECT TO LEASE TERM AND COVENANT**

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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## LOCATION

Stephenson Industrial Estate (Morston Quays) is located on Stephenson Street, Wallsend.

It is located within a 5 minute drive of the A19 giving access to the surrounding region via the Tyne Tunnel to the A1 (M).

The Estate benefits from good access to Newcastle City Centre via the A1058 (Coast Road), less than 2 miles to the North of the site.

This location is further complemented by Howdon Metro station which is circa 15 minutes' walk away.

Stephenson Industrial Estate offers accommodation for a wide range of occupiers, including those operating within the engineering, distribution, renewable and offshore industries.

The exact location is shown on the attached plan.

## DESCRIPTION

The subject property comprises of an end terrace high bay workshop / warehouse set within a secure industrial complex.

The unit is constructed of steel frame design with brickwork walls and profile cladding to all elevations. The roof is timber truss design with metal sheet over, incorporating roof lights.

Internally, the property offers concrete floors and LED lighting.

Vehicular access is via a single automatic roller shutters (3.2m \*3.6 m) with an internal operational effective eaves height of 7.5 m.

Externally, the unit benefits from car parking.

## ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

Warehouse / Workshop

953.37 m<sup>2</sup>

**TOTAL GIA:** **953.37 M<sup>2</sup>**  
**(10,262 SQ FT)**

## SERVICES

All mains services are provided to the property.

*(All parties should make their own investigation with the relevant service providers)*

## BUSINESS RATES

It is understood the unit has been assessed as follows:

**RV: £47,000**

*(All parties should make their own investigation with the Local Rating Authority.)*

## TENURE

A new Full Repairing and Insuring lease for a terms of years to be negotiated.

## RENT

Our client is seeking rental offers in the region of £40,000 pa exc.

Incentives may be offered subject to covenant and lease terms.

A rent bond of 3 months may be required and held by the landlord for the duration of the lease.

## SERVICE CHARGE

A nominal service charge is payable of the up keep and maintenance of common areas.

Full details upon request.

## ENERGY

## CERTIFICATE

B (50)

## PERFORMANCE

## VAT

VAT will be charged at the prevailing rate

## LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

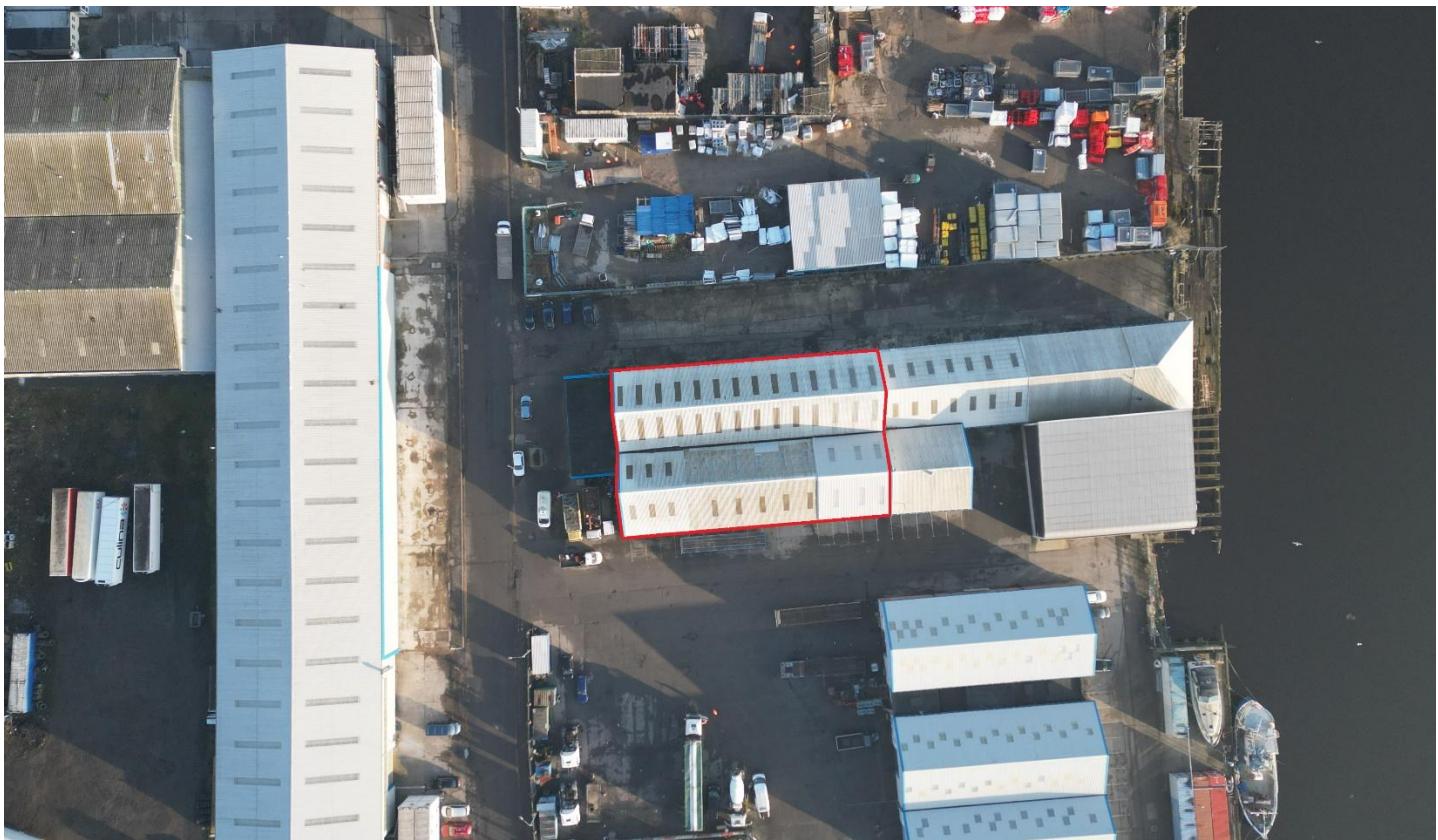
**James E F Pain**

**Tel: 07841 871710**

**Email:**

[\*\*james.pain@frewpain.co.uk\*\*](mailto:james.pain@frewpain.co.uk)

**January 26**



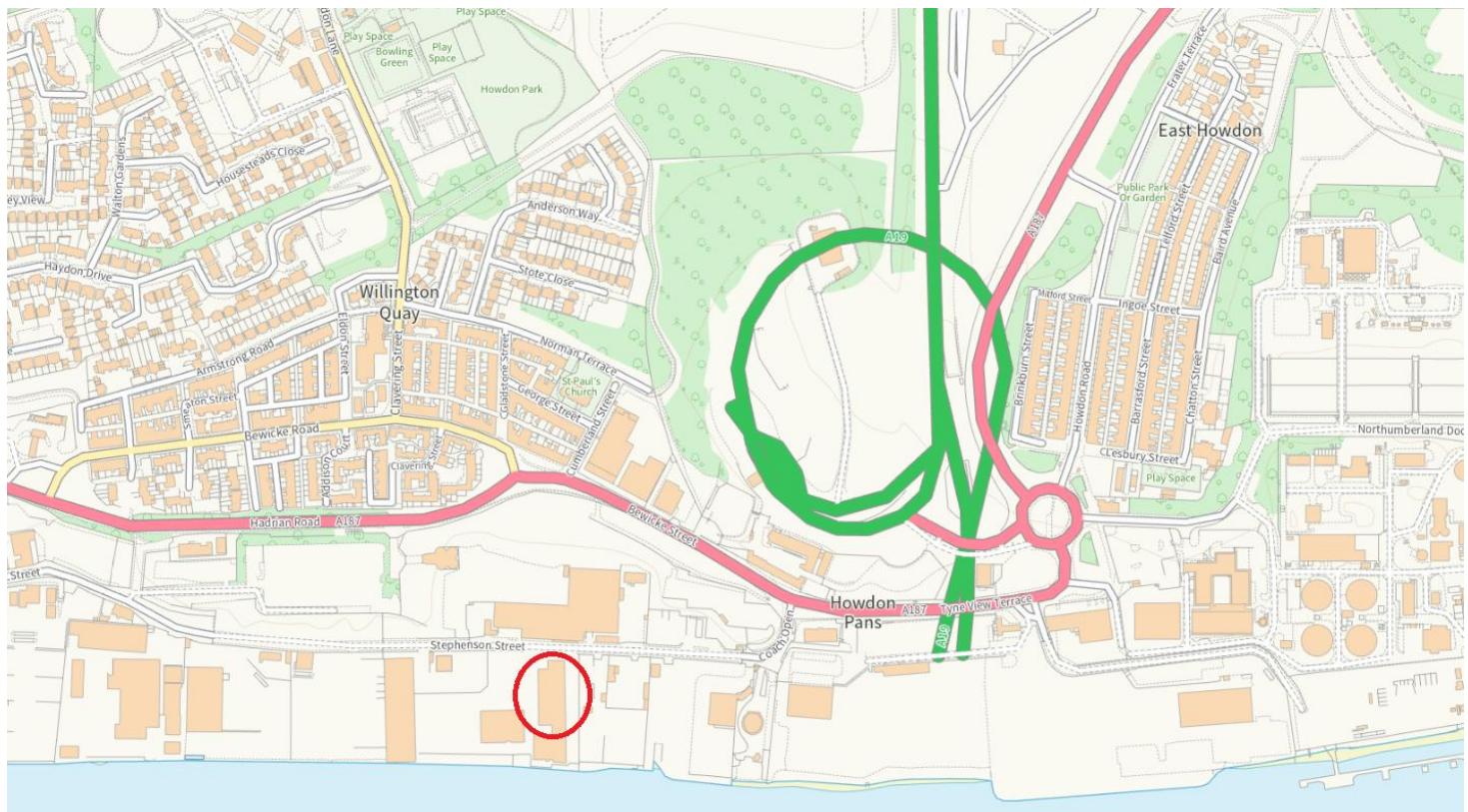
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