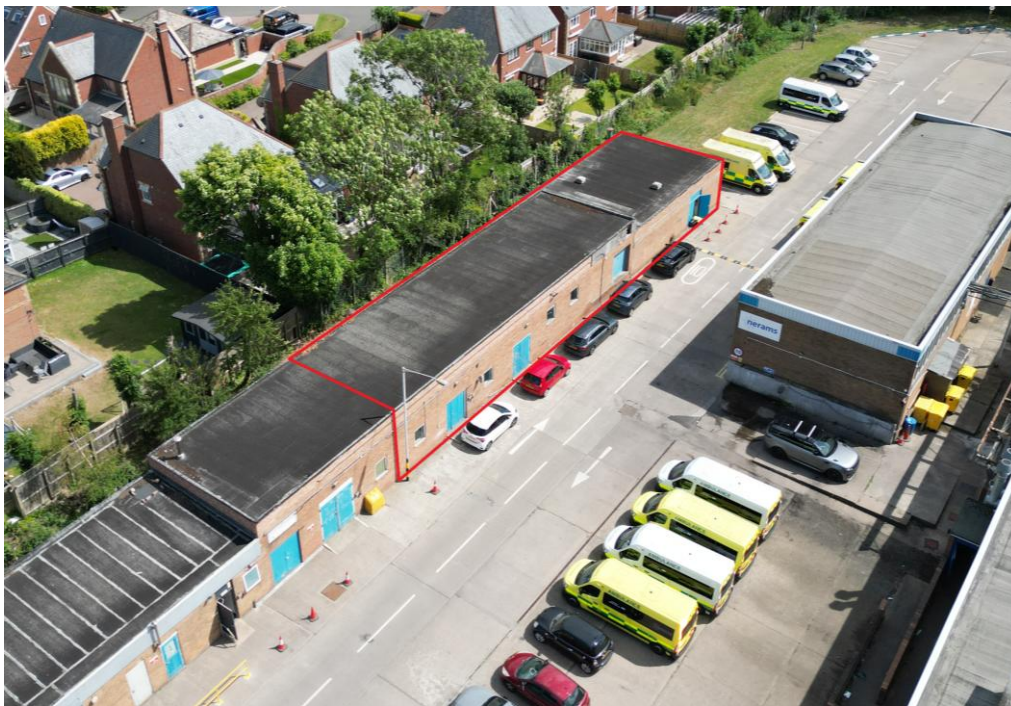


to let



The industrial property specialists

REAR WORKSHOPS: A-C 194 COMMERCE PARK STEPHENSON INDUSTRIAL ESTATE WASHINGTON TYNE & WEAR NE37 3HT

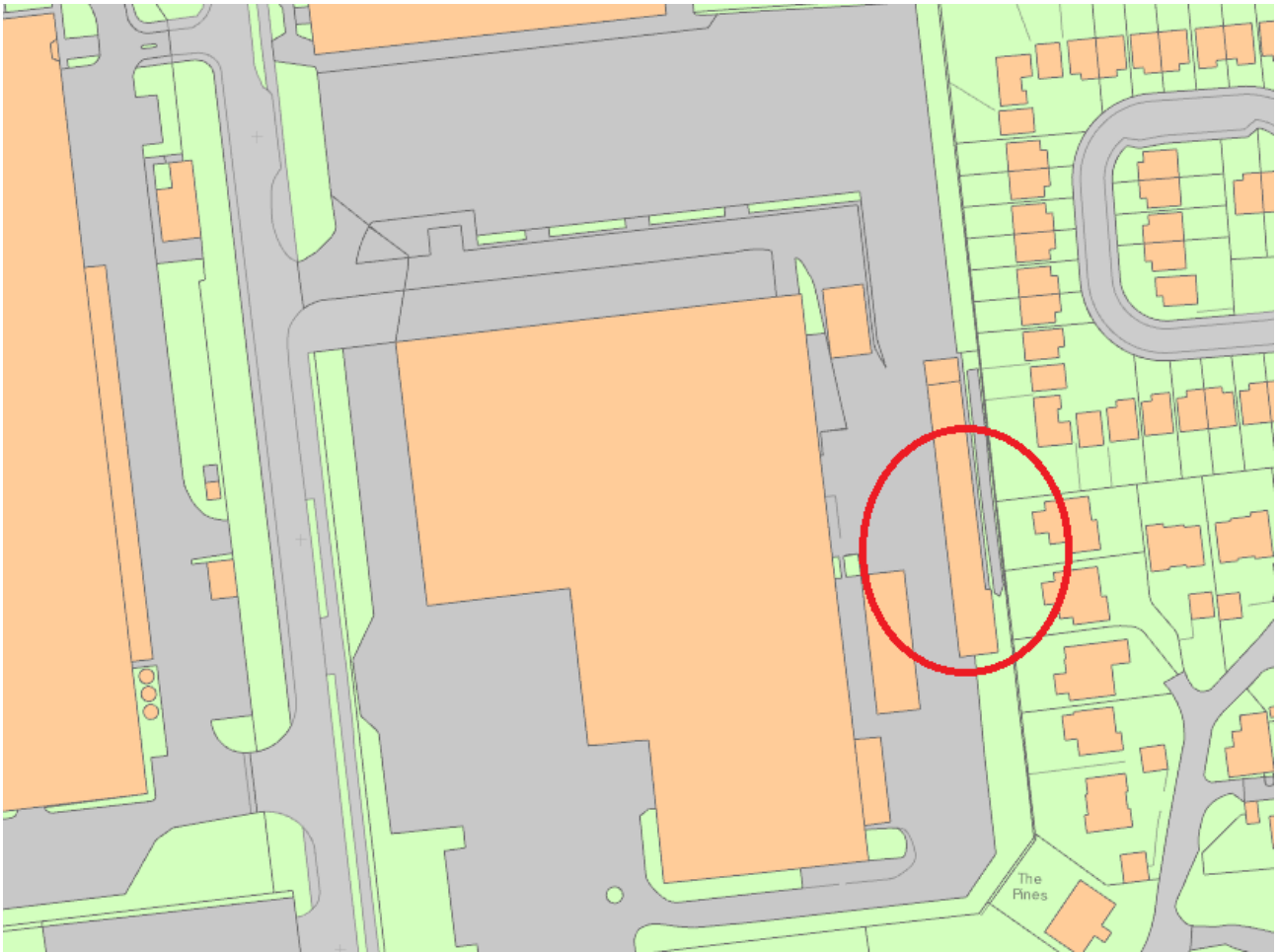


- SELF CONTAINED TERRACE WORKSHOPS & CAR PARKING
- SECURE SITE WITH CCTV MONITORING AND TIME LOCKED GATE
- ESTABLISHED LOCATION CLOSE TO BOTH A19 & A1(M)
- UNIT FROM 395 SQ FT – 1,193 SQ FT
- AVAILABLE IN PART AND WHOLE

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



LOCATION

194 Commerce Business Park is located on the established Stephenson Industrial Estate, Washington. The estate is a short distance from the A194 which gives excellent communication links to both the A1(M) and A19.

The surrounding area is principally commercial with the benefit of residential and leisure close by.

The exact location is shown on the attached plan.

DESCRIPTION

194 Commerce Park offers a selection of accommodation totalling circa 116,000 sq ft subdivided into self-contained newly refurbished units set within a secure compound with service yard areas.

These units are to the rear of the Estate in a terrace block and are constructed of steel frame framed design with flat felted roof over.

Internally they offer self-contained workshop space fitted to basic standard with LED lighting and an effective eaves height of between 3.2m to 4.4m (subject to which unit).

Access internally to the units is by way of double timber doors with single car parking externally. Unit A, benefits from a roller shutter access door and Unit B, offers a tail dock roller shutter access.

The Estate as a whole is secure with gated single point access to the main road.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area:

Unit A : 110.85 m² (1,193 sq ft)
Unit B : 100.33 m² (1,080 sq ft)
Unit C : 70.62 m² (760 sq ft)

**TOTAL GIA: 281.80 M²
(3,033 SQ FT)**

SERVICES

The property benefits from all electric only. *(Please note there are not WC facilities)*

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational).

BUSINESS RATES

We understand from the VOA website the property will need to be reassessed upon occupation as it forms part of another group rating assessment.

TENURE

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking the following rents:

Unit A : £12,000 pa exc
Unit B : £11,000 pa exc
Unit C : £8,000 pa exc

Incentives may be available subject covenant and lease term.

RENT BOND

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

SERVICE CHARGE

A nominal service charge is payable for the upkeep and maintenance of the communal areas.

Full details upon request.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable 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

June 26





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IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.

Unit A



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Unit B



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Unit B



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Unit C



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