

to let



UNIT 5, 194 COMMERCE PARK, STEPHENSON INDUSTRIAL ESTATE, WASHINGTON, NE37 3HT

- MODERN WAREHOUSE ACCOMMODATION SET WITHIN A SECURE YARD
- GIA – 546.17M² (5, 878 SQ FT)
- INCENTIVES AVAILABLE
- POSSIBLE TRADE COUNTER USE, SUBJECT TO PLANNING

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 sub-divided into self-contained newly refurbished units set within a secure compound with extensive service yard areas.

These units are constructed of steel portal framed design with a combination of brick and blockwork walls and profile cladding to all elevations with an effective eaves height of between 4.5m to 6m.

Each unit benefits from concrete floors, self-contained office and WC facilities.

Vehicular access to each unit is via

automatic roller shutter security doors.

In addition, there is also a self-contained office block which can be occupied separately or in conjunction with the other units. Ample car parking is provided on site.

ACCOMMODATION

From on site measurements we have calculated the premises to have the following (GIA):

Warehouse 546.17 m² (5,878 sq ft)
Including offices & wc's.

SERVICES

The site benefits from all mains services with the addition of remote electronically operated security gates and full external CCTV security system throughout.

RATEABLE VALUE

The premises are assessed at RV £26,500.

(All interested parties should satisfy themselves with these figures).

TENURE

The site and premises are available on a

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

ENERGY PERFORMANCE CERTIFICATE

Upon application.

RENT

Our client is seeking rental offers in the region of £26,500 per annum.

(Incentives may be available, subject to covenant and term).

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

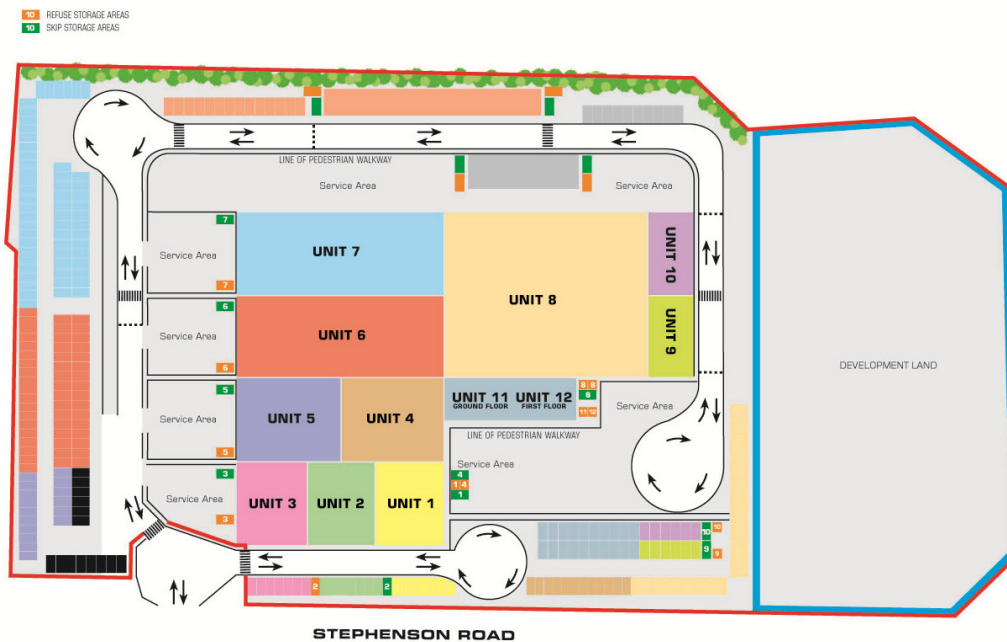
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