

to let



The industrial property specialists

**UNIT 3
194 COMMERCE PARK
STEPHENSON INDUSTRIAL ESTATE
WASHINGTON
TYNE & WEAR
NE37 3HT**

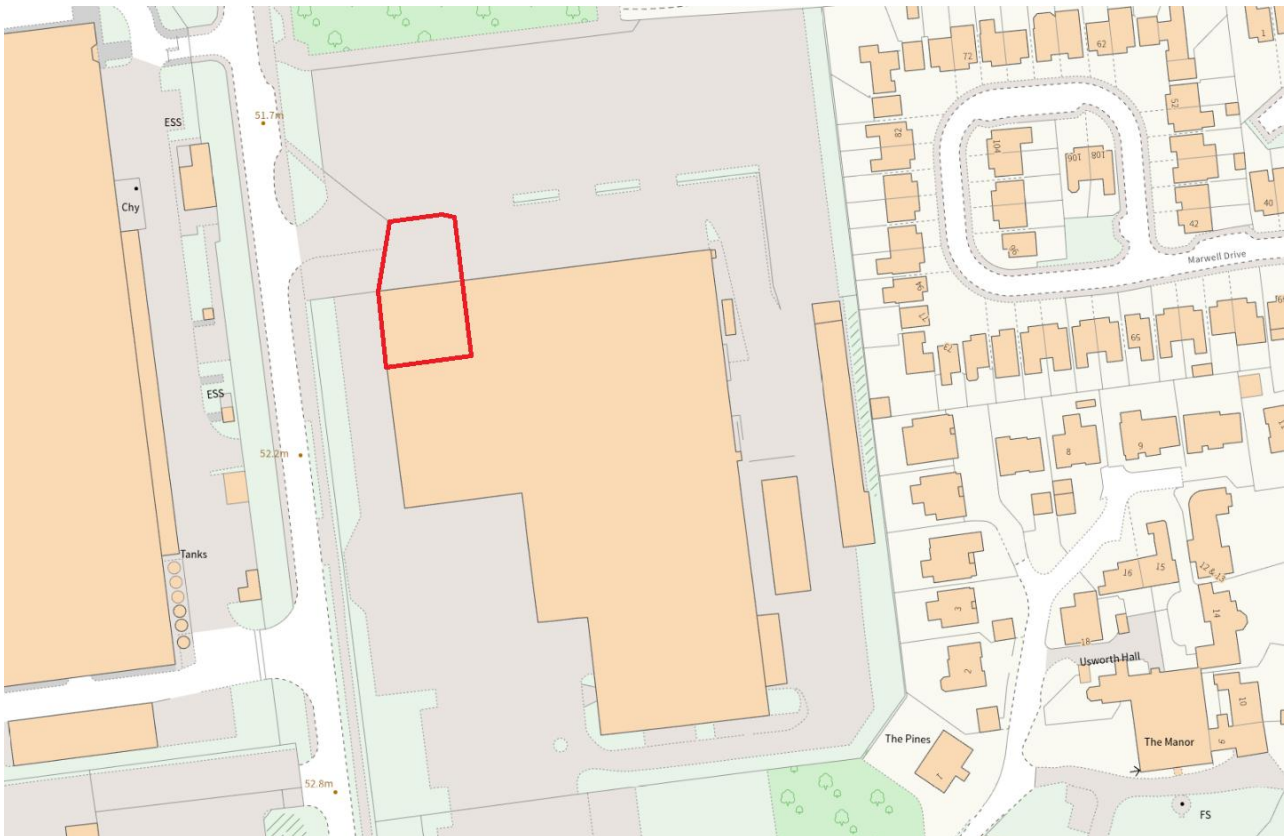


- END TERRACE SELF CONTAINED FACTORY / WAREHOUSE WITH LOADING YARD & CAR PARKING.
- SECURE SITE WITH CCTV MONITORING AND TIME LOCKED GATE.
- ESTABLISHED LOCATION CLOSE TO BOTH A19 & A1.
- GIA : 420.47 M² (4,526 SQ FT)
- RENT: £38,000 PA EXC
- AVAILABLE JANUARY 2027

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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 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.

This unit benefits from concrete floors, sodium lighting and WC / welfare facilities.

Vehicular access is by way of a single security roller shutter door to the service yard.

Externally there is a concrete secure loading yard / car parking outside the unit.

ACCOMMODATION

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

Workshop / Warehouse
(Inc office and WC)

Unit 3	546.17m ²
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TOTAL GIA:	546.17M² (5, 878 SQ FT)
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SERVICES

The property benefits from all mains services, including electric, water, gas and mains drainage.

(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 is assessed at :

RV : £24,750 (April 2026)

TENURE

The site and 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 a rent in the region of £38,000 p.a. 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 CERTIFICATE

D – 87.

Full details upon request.

PERFORMANCE

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

August 2026

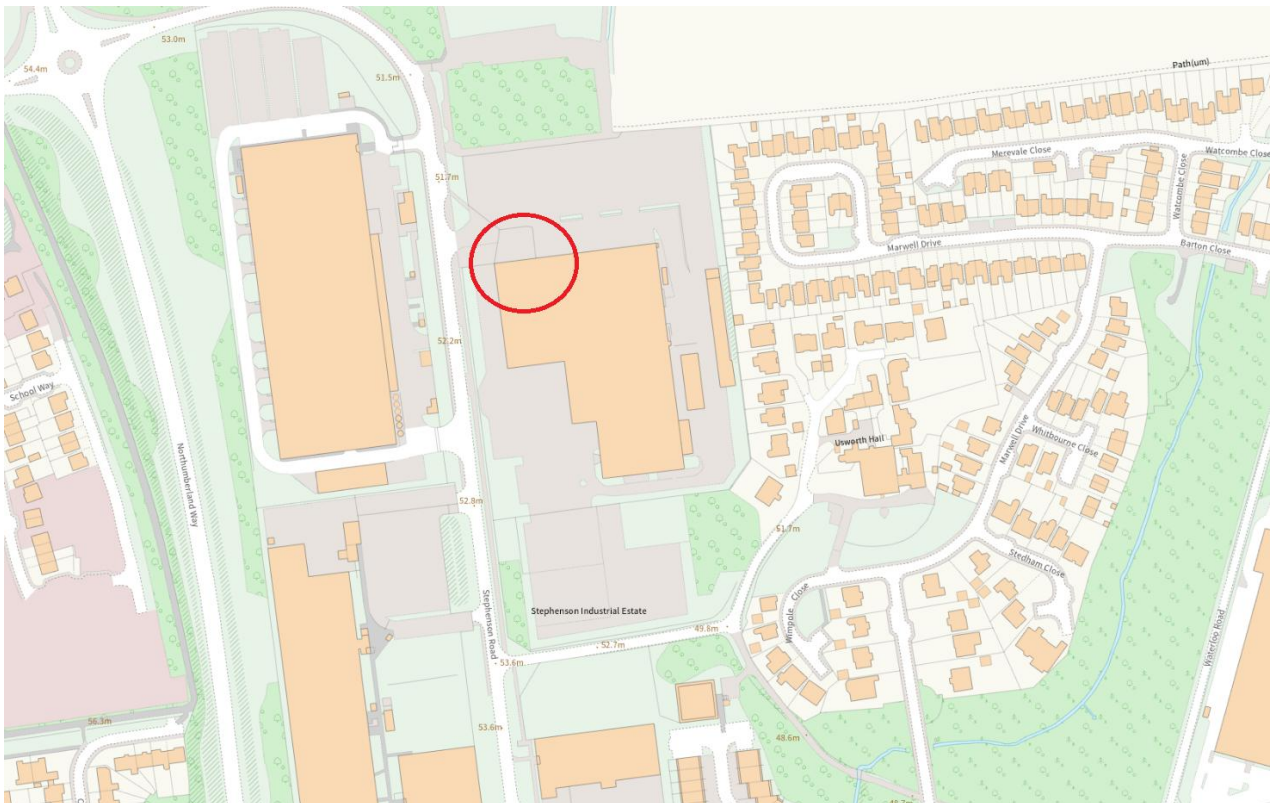
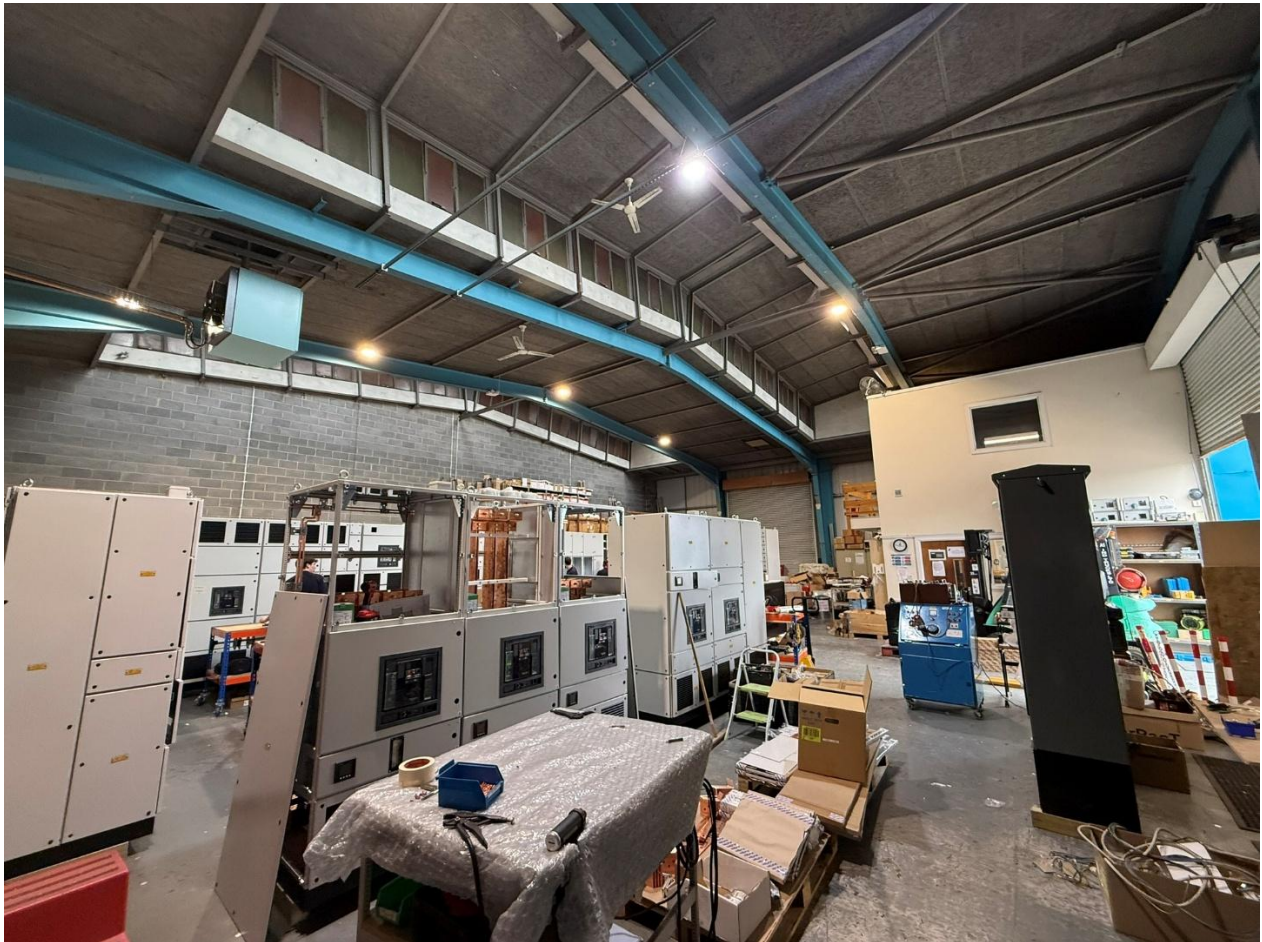




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