

# to let



## UNIT 13, 194 COMMERCE PARK, STEPHENSON INDUSTRIAL ESTATE, WASHINGTON, NE37 3HT

- MODERN REFURBISHED WORKSHOP SET WITHIN A SECURE YARD
- GIA – 92.90M<sup>2</sup> (1,000 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):

**Workshop**      **92.90m<sup>2</sup>**      **(1,000 sq ft)**

### 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 will need to be reassessed upon occupation.

(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.

### RENT

Our client is seeking rental offers in the region of £7,000 per annum.

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

### VAT

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

### VIEWING

By prior appointment with Frew Pain and & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

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

**Or via Joint Agents, Sanderson Weatherall:**

**Tel: 0191 261 2681**

**January 2011**

**194 Commerce Park,  
Stephenson Industrial Estate,  
Washington NE37 3HR**

Scale	1:7,254
Date	27/02/11
Ordnance Survey	

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