

to let



The industrial property specialists

UNIT B3 MORSTON QUAYS STEPHENSON INDUSTRIAL ESTATE STEPHENSON STREET WALLSEND NE28 6UE



- WAREHOUSE / WORKSHOP WITH SECURE GATED YARD WITHIN A SELF CONTAINED INDUSTRIAL COMPLEX
- TOTAL GIA: 279.75 M² (3,011 SQ FT)
- RENT: £27,500 PA EXC
- INCENTIVES SUBJECT TO LEASE TERM AND COVENANT

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

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 workshop / warehouse with dedicated gated and fenced tarmacadam yard.

The unit is constructed of steel frame design with brickwork walls and profile cladding to all elevations and roof above incorporating skylights.

Internally, the property offers concrete floors and high bay LED lighting.

Vehicular access is via a single automatic roller shutter (3.7m *

4.1m) with an internal operational effective eaves height of 4.5m, rising to 7.2m (between roof trusses).

A single WC / welfare facilities are located to the front of tj

Externally, the unit benefits from a secure gated and fence compound with additional open car parking to the front.

ACCOMMODATION

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

Warehouse / Workshop	279.75 m ²
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TOTAL GIA:	279.75 M² (3,011 SQ FT)
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(Secure Gated Compound of circa 2,900 sq ft)

SERVICES

All mains services are provided to the property.

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

BUSINESS RATES

It is understood the unit has been assessed as follows:

RV: £20,500 (April 2026)

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

TENURE

The property is available by way of a new FRI Lease for a term of years to be negotiated.

RENT

Our client is seeking rental offers in the region of £27,500 pa exc.

Incentives may be offer subject to covenant and lease terms.

RENT BOND

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

D (97)

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

July 26

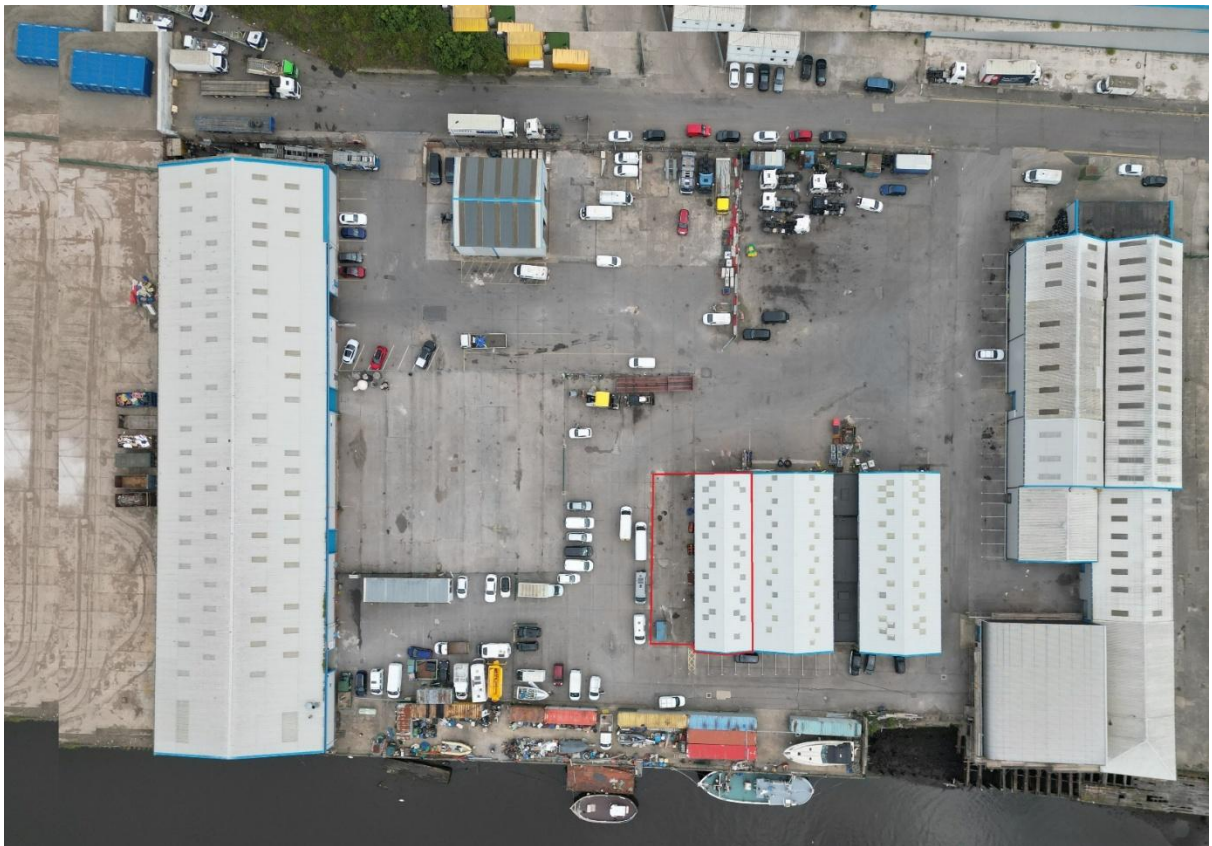




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