

to let



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

- **OPEN STORAGE / SECURE COMPOUND**
- **AVAILABLE IN PART OR WHOLE**
- **TOTAL AREA – 0.97 HA (2.4 ACRES) OR THEREABOUTS**
- **FLEXIBLE TERMS WITH INCENTIVES AVAILABLE**
- **SUITABLE FOR A SELECTION OF USES, SUBJECT TO PLANNING**
- **DESIGN & BUILD OPPORTUNITIES CONSIDERED**

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 extensive service yard areas.

The subject site is level, landscaped and broadly rectangular in shape. Currently fenced it offers a secure area for a variety of uses.

A new access will be made available directly on to the main estate road.

Various surfaces can be provided subject to term and covenant.

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.

SITE AREA

From a computerised mapping system we have calculated the site area as follows:

Site area 0.97 ha (2.4 acres) or thereabouts

SERVICES

The site benefits from all mains services to its boundary.

RATEABLE VALUE

The site will need to be reassessed upon occupation.

TENURE

The site is available on a new Full Repairing and Insuring Lease for a term of years to be negotiated.

RENT

On application – subject to works required.

VAT

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

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

January 2011





© Crown Copyright 2011. All rights reserved. Licence Number 100047514

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

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.