

to let



UNIT 14, 194 COMMERCE PARK, STEPHENSON INDUSTRIAL ESTATE, WASHINGTON, NE37 3HT

- MODERN REFURBISHED WORKSHOP SET WITHIN A SECURE YARD
- GIA – 81.48 M² (877 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 81.48 m² (877 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 are assessed at RV £4,900

(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 £6,000 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:

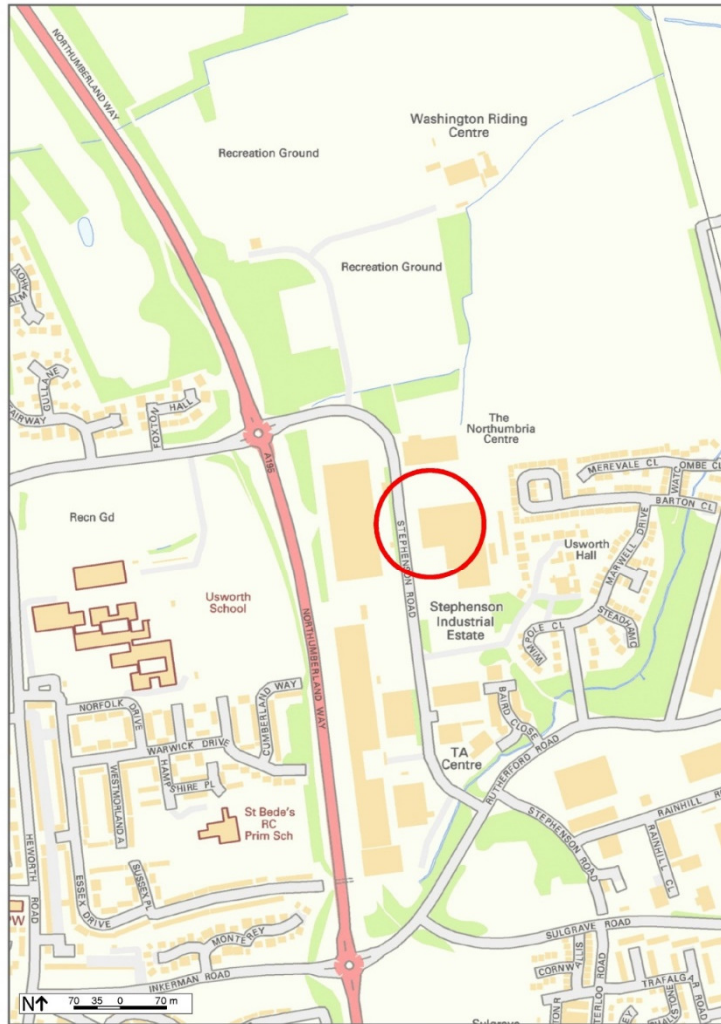
James E F Pain
Tel: 07841 871710
Email: james.pain@frewpain.co.uk

Or via Joint Agents, Sanderson Weatherall:

Tel: 0191 261 2681

July 2014



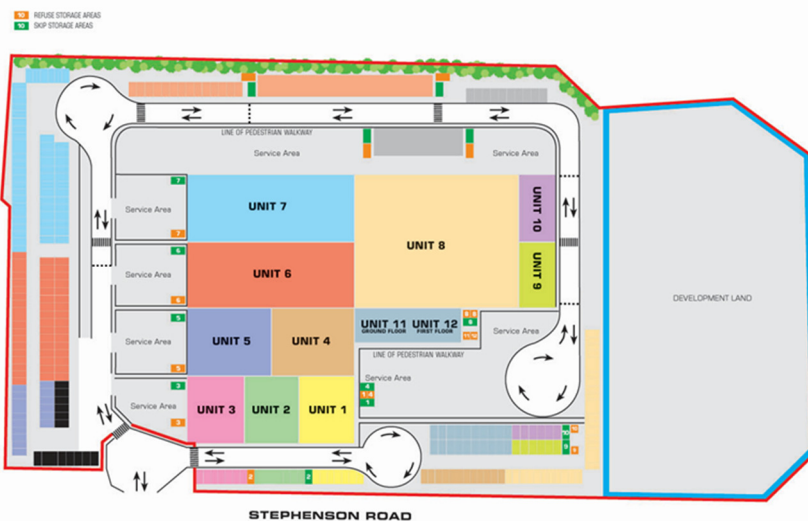


194 Commerce Park,
Stephenson Industrial Estate,
Washington NE37 3HR



FIND
PROFESSIONAL MAPPING INTELLIGENCE
Scale 1:7,254
Date 27/02/11
Ordnance Survey

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Energy Performance Certificate

Non-Domestic Building



Unit 14
194 Commerce Park
Stephenson Road
WASHINGTON
NE37 3HT

Certificate Reference Number:
9767-3040-0871-0290-6721

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 70

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 82
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 38.3

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

62 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.