

# to let

**UNIT 8  
194 COMMERCE PARK  
STEPHENSON ROAD  
STEPHENSON INDUSTRIAL ESTATE  
WASHINGTON  
TYNE & WEAR  
NE37 3HR**



- **PRODUCTION / WAREHOUSE FACILITY, SET WITHIN SECURE GATED INDUSTRIAL COMPLEX**
- **GIA : 2,599.90M<sup>2</sup> (27,985 SQ FT)**
- **ESTABLISHED LOCATION CLOSE TO NISSAN**
- **24 HOUR CCTV / REMOTE SECURITY**
- **COMPETITIVE RENT / INCENTIVES**

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## 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.

Other occupiers on the Estate include National Holidays, Simpson Print, Flegg, Allison Hydraulics and SK (Sales) Ltd

The exact location is shown on the attached plan.

## DESCRIPTION

The property comprises of secure self-contained production / warehouse set within a secure gated complex.

The unit is constructed of portal steel frame design with profile insulated cladding to all elevations and roof above incorporating roof lights. Internally the accommodation provides a main warehouse with integral office accommodation and WC's, which is split on ground and first floors.

Vehicular access to the unit is via a selection of dock and ground level access doors.

The Estate also offers communal car parking with soft landscaping with grassed areas.

## ACCOMMODATION

From onsite measurements we have calculated that the property has the following area (GIA) :

Offices (Ground and first)	110.6m <sup>2</sup>
Production / Warehouse	2,489.30m <sup>2</sup>
<b>TOTAL GIA</b>	<b>2,599.90 m<sup>2</sup></b> <b>(27,985 sq ft)</b>

In addition there is a separate two storey office block amounting to circa 9,034 sq ft which could be refurbished and included with the above accommodation.

## SERVICES

It is understood the site and premises benefit from all mains services.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational.)

## BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at RV £90,000.

(All interested parties should contact the Local Authority to confirm these figures.)

## TENURE

The accommodation is available on a new FRI lease for a term of years to be agreed.

## SERVICE CHARGE

A service charge will be payable for the maintenance of common areas. Full details upon request.

## RENT

Our client is seeking rents in the region of £3.50 per sq ft.

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

D89

Certificate as outlined below.

## 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:

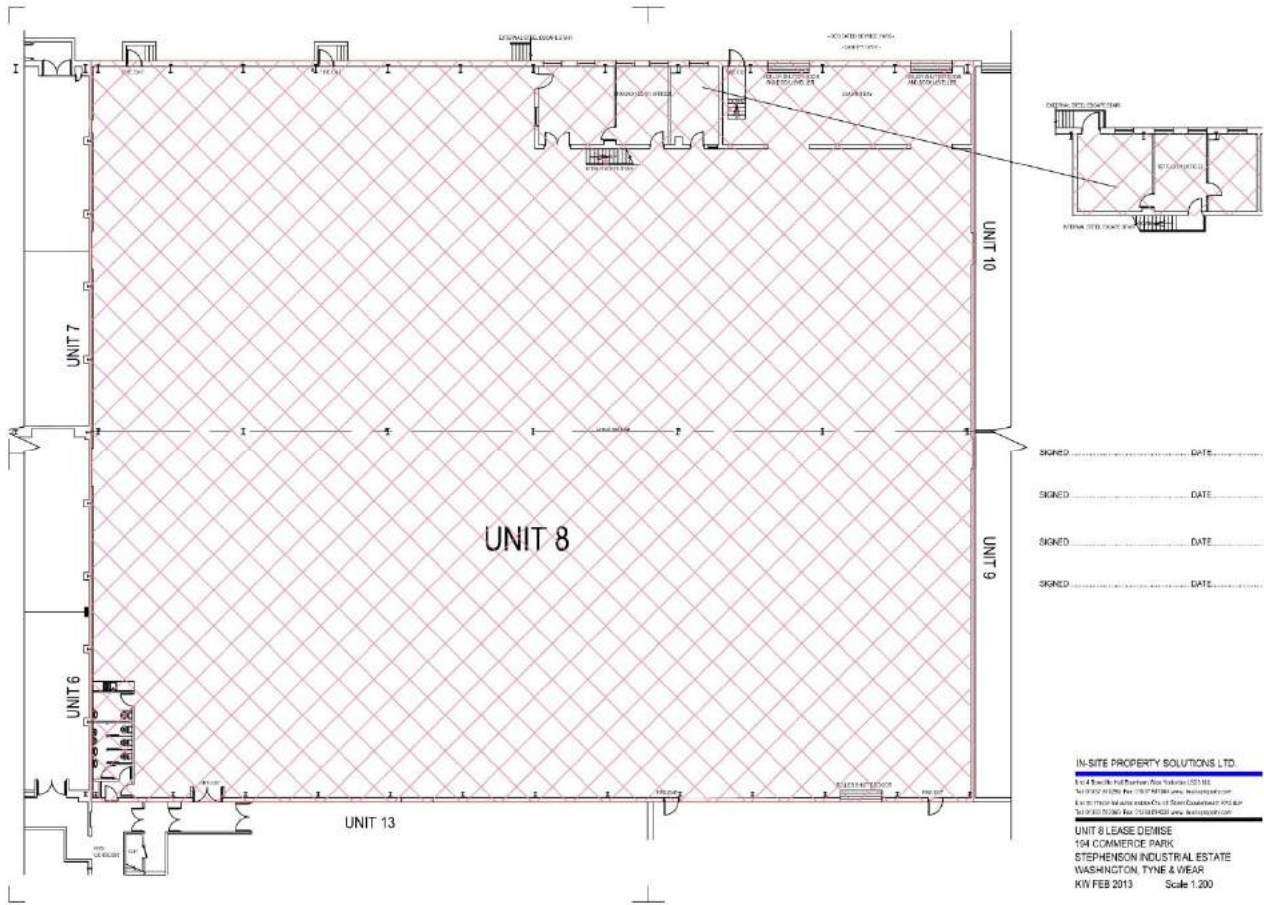
**James E F Pain**  
Tel: 07841 871710  
Email: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

Or joint agent

**Richard Scott (Sanderson Weatherall)**  
Tel: 0191 269 0154  
Email: [Richard.Scott@sw.co.uk](mailto:Richard.Scott@sw.co.uk)

**June 2016**

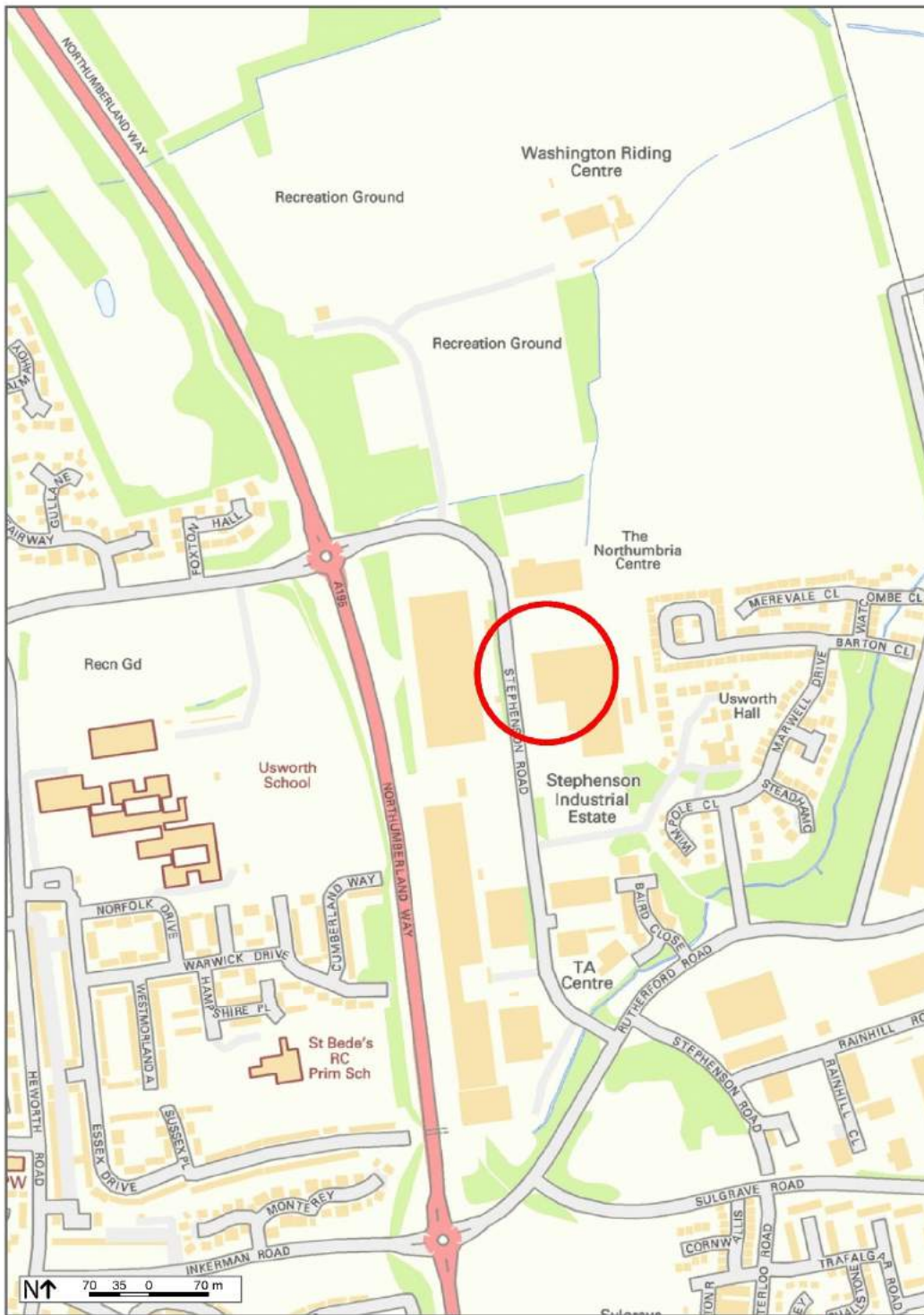




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**194 Commerce Park,  
Stephenson Industrial Estate,  
Washington NE37 3HR**



*The industrial property specialists*

**FIND**  
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:7,254

Date 27/02/11



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# Energy Performance Certificate

## Non-Domestic Building



Unit 8  
194 Commerce Park  
Stephenson Road  
WASHINGTON  
NE37 3HT

**Certificate Reference Number:**  
0893-2572-1930-7000-3703

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

**A+**

.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ **89**

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 2675  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 89.64

### Benchmarks

Buildings similar to this one could have ratings as follows:

**21** If newly built

**56** 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.