



TO LET

Quality Refurbished Commercial Units

194 COMMERCE PARK

Stephenson Road, Washington,
Tyne and Wear NE37 3HR

877 - 27,953 sq ft (81.4 - 2,596.91 sq m)

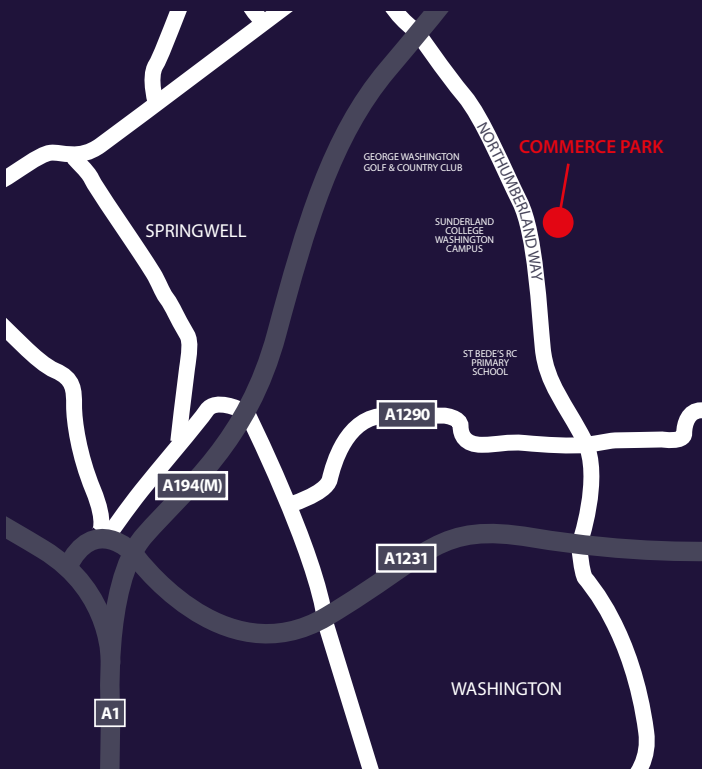
- Ample car parking
- CCTV Security System throughout
- Design and build opportunities available

194 COMMERCE PARK

Stephenson Road, Washington, Tyne and Wear NE37 3HR

LOCATION

194 Commerce Business Park is located on the established Stephenson Industrial Estate, Washington. This Estate is a short distance from the A194 which gives excellent communication links to both the A1 (M) and A19 (T). The surrounding area is principally commercial, with the benefit of residential and leisure close by. 194 Commerce Business Park is directly opposite Artec who are a substantial supplier to Nissan.



DESCRIPTION

194 Commerce Park offers a selection in total, of 116,000 sq ft, subdivided into self contained units of newly refurbished commercial accommodation, set within a secure compound with extensive service yard areas.

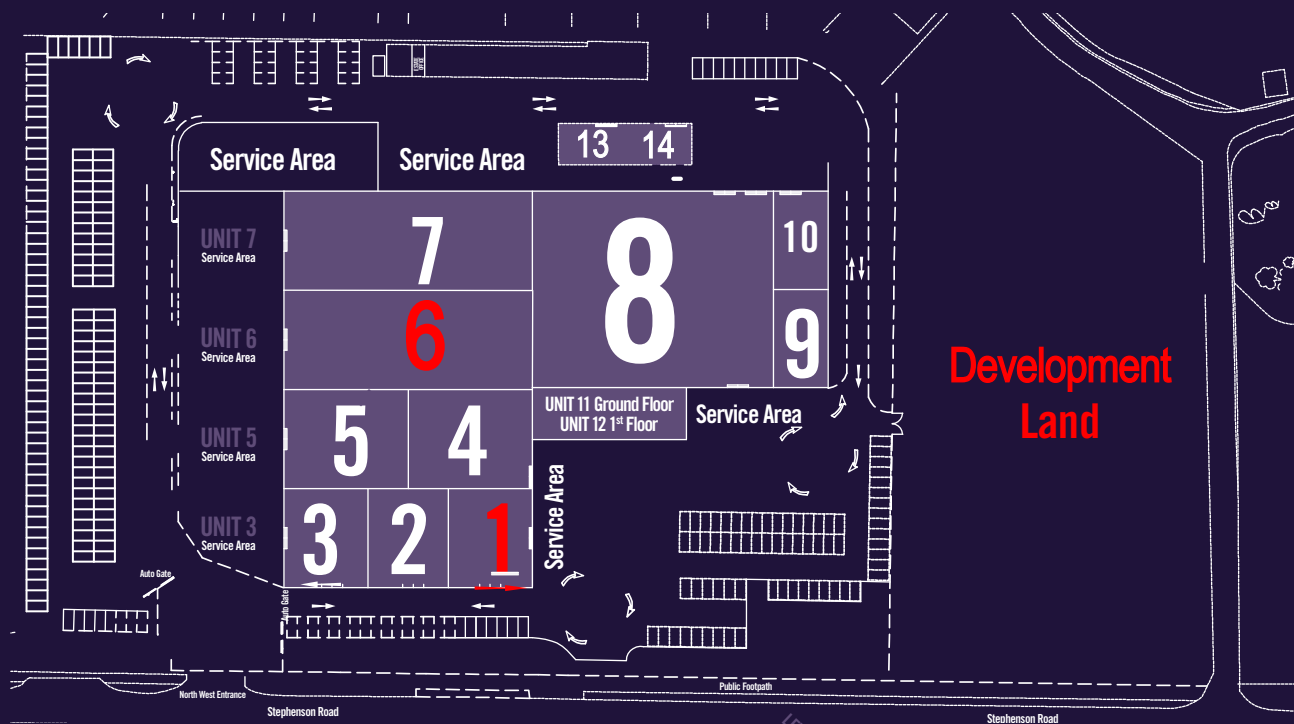
These units are constructed of steel portal frame design with a combination of brick and block work walls and profile cladding to all elevations with an effective eaves height between 4.5m to 6m.

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 two storey office block, which can be occupied separately or in conjunction with other units. Ample car parking is provided on site.



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ACCOMMODATION TO LET

Unit 1	523.04 sq m	(5,630 sq ft)
Unit 6	1,328.79 sq m	(14,303 sq ft)

OFFICE ACCOMMODATION TO LET

Unit 11 Ground Floor	387.86 sq m	(4,175 sq ft)
Unit 12 1st Floor	51.40 sq m	(4,859 sq ft)

A further 2.4 acres of land is also available which could be used for storage or Design and Build opportunities. Full details upon request.



LEASE TERMS & FURTHER INFORMATION



James Pain
0191 229 9517
james.pain@frewpain.co.uk



Chris Dent 0191 269 0104
Chris.Dent@sw.co.uk
Mark Convery 0191 269 0103
Mark.Convery@sw.co.uk



Billie Bristow
01937 849259
bb@in-siteproperty.com

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