

Stephenson Industrial Estate Washington

Available to Let
Warehouse
760 - 4,107 sq ft

LED lighting



On-site parking



24-hour access



Newly refurbished



Access to the A1(M) and A19



WC facilities



Stephenson Industrial Estate

Baird Close, Washington, NE37 3HL



Description

The estate offers semi-detached, self-contained units of steel frame construction with brick and clad elevations under a pitched roof. The recently refurbished units are ideal for office, light industrial or production use.

The units are generally open plan in nature, offering suspended ceilings, carpeted floors, glazing to the front and rear, LED lighting, wall mounted heaters, a tea point and W/C facilities. Externally, the development is attractively landscaped with dedicated parking.

Location

Situated in Washington, Baird Close is strategically positioned between the two main arterial roads running through the North East – the A1(M) and A19 – providing easy access to the wider region. The development is close to the A195 Northumberland way, A1231 Sunderland Highway and A194(M), all within 3 miles of the units.

There are regular bus services that serve the A195 and A1231 which connect Washington New Town, Gateshead, Sunderland, Newcastle and wider area.

Occupiers nearby include Nissan, Amazon, Evri and the recently constructed International Advanced Manufacturing Park which houses Envision, a giga factory.

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EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

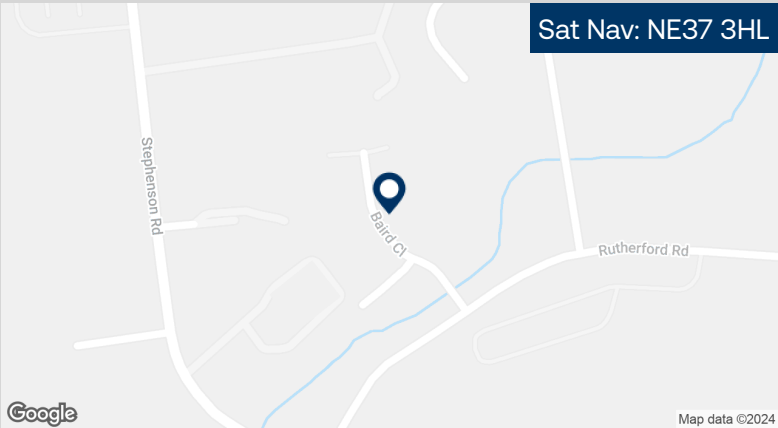
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 1 Baird Close	Warehouse	1,057	Under offer	£860 PCM
Unit 2 Baird Close	Warehouse	760	Immediately	£675 PCM
Unit 9 Baird Close	Warehouse	770	Immediately	£690 PCM
Unit 15 Baird Close	Warehouse	760	Immediately	£675 PCM
Unit 16 Baird Close	Warehouse	760	Immediately	£700 PCM
Total		4,107		

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