

To Let / For Sale Roadside / Trade Counter Opportunity



- > Bespoke Development Opportunity
- > Adjacent to B&Q, Aldi and Carpetright
- > 7 minute drive to A19 / 3 minute drive to A1 (M)
- > 0.43 Ha (1.06 acres) site







Roadside / Trade Counter Opportunity

LOCATION

Velocity 194 is a strategically located development in the heart of Washington in Tyne & Wear, 8 miles to the south of Newcastle and 7 miles west of Sunderland. The Nissan Motor Manufacturing Plant is 4 miles to the east and the A1 (M) is 2 miles away.

DPD have recently committed to a pre-let of a 60,000 sq.ft parcel distribution facility on Phase 1 of the development.

DELIVERY

A bespoke building can be delivered to suit occupier requirements subject to planning permission. The location is such that at may suit various uses such as:

- Trade Counter
- Drive-thru / Roadside

TERMS

A bespoke building can be delivered to either purchase or lease.

FURTHER INFORMATION

Via the letting agents.



Chris Donabie 07702 528879 chrisd@naylorsgavinblack.co.uk NEWCASTLE

A194(M)

A19

PORT OF TYNE

PORT OF SUNDERLAND

A1231

WASHINGTON

Galleries
Shopping
Centre

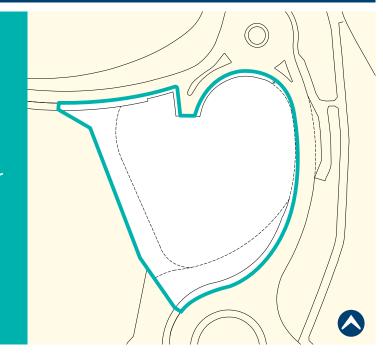
A19

PORT OF TYNE

ARMSTRONG ROAD | WASHINGTON | TYNE & WEAR | NE37 1LH

PHASE 2 SITE PLAN

Roadside /
Drive-thru /
Trade Counter
Opportunity /



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