

# VELOCITY194

PHASE 2 WASHINGTON

To Let / For Sale  
Roadside / Trade Counter  
Opportunity



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

- > 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

A Development by



## 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.

### FURTHER INFORMATION

Via the letting agents.

**Naylors**   
**Gavin Black**  
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[naylorsgavinblack.co.uk](http://naylorsgavinblack.co.uk)

**Chris Donabie**  
 07702 528879  
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### DELIVERY

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

- Trade Counter
- Drive-thru / Roadside

### TERMS

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



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### PHASE 2 SITE PLAN

Roadside /  
 Drive-thru /  
 Trade Counter  
 Opportunity /

