

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, DPD and Carpetright
- > 7 minute drive to A19 / 3 minute drive to A1 (M)
- > 0.43 Ha (1.06 acres) site

A Development by



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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
 0191 232 7030
naylorsgavinblack.co.uk

Keith Stewart
 07796 302147
kstewart@naylorsgavinblack.co.uk

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.



Richard Scott
 0191 323 3147
 07787 697757
richard.scott@savills.com



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PHASE 2 SITE PLAN

Roadside /
 Drive-thru /
 Trade Counter
 Opportunity /

