

Mileway

Stephenson Industrial Estate Washington

Available to Let
Warehouse
750 - 3,337 sq ft (70 - 311 sq m)



LED lighting



On-site parking



24-hour access



Newly refurbished



Access to the A1(M) and A19

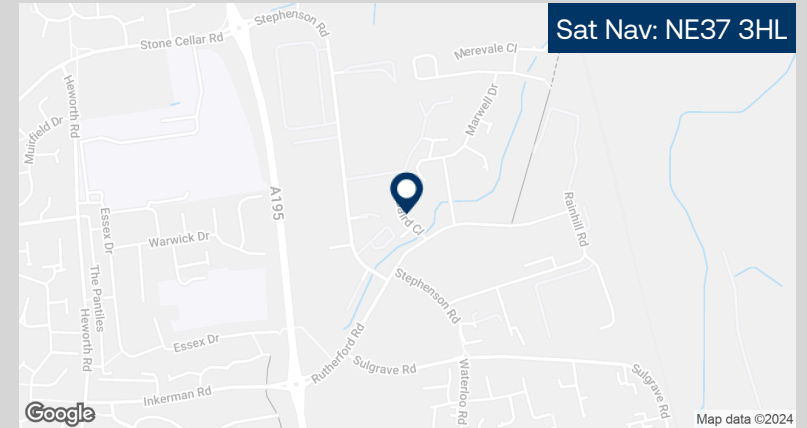


WC facilities



Stephenson Industrial Estate

Baird Close, Stephenson Industrial Estate, Washington, NE38 0AD



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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway

Edward Harriman
northeast@mileway.com
0191 3130440

VAT

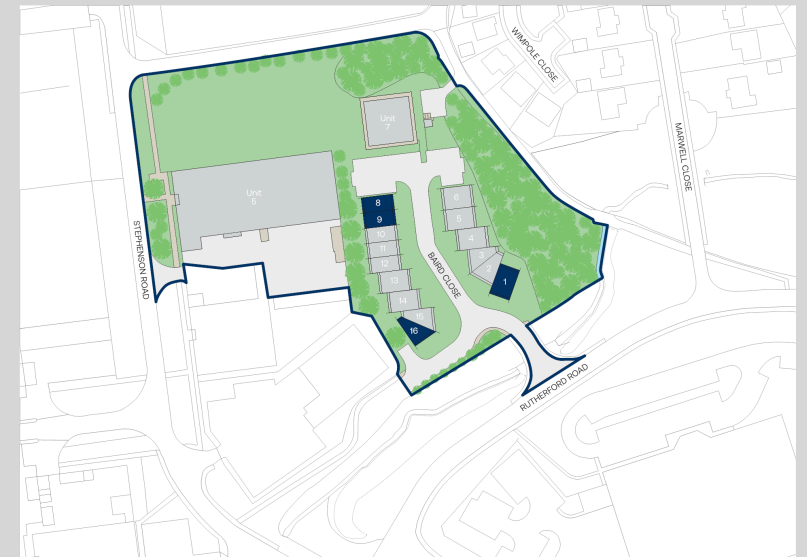
VAT will be payable where applicable.

Legal Costs

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



Jake Smith
Jake.Smith@naylorgavinblack.co.uk
0191 232 7030



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 1 Baird Close	Warehouse	1,057	98	Immediately
Unit 5 Baird Close	Warehouse	1,057	98	Immediately
Unit 8 Baird Close	Warehouse	750	70	Immediately
Unit 9 Baird Close	Warehouse	770	72	Immediately
Total		3,634	338	

Mileway