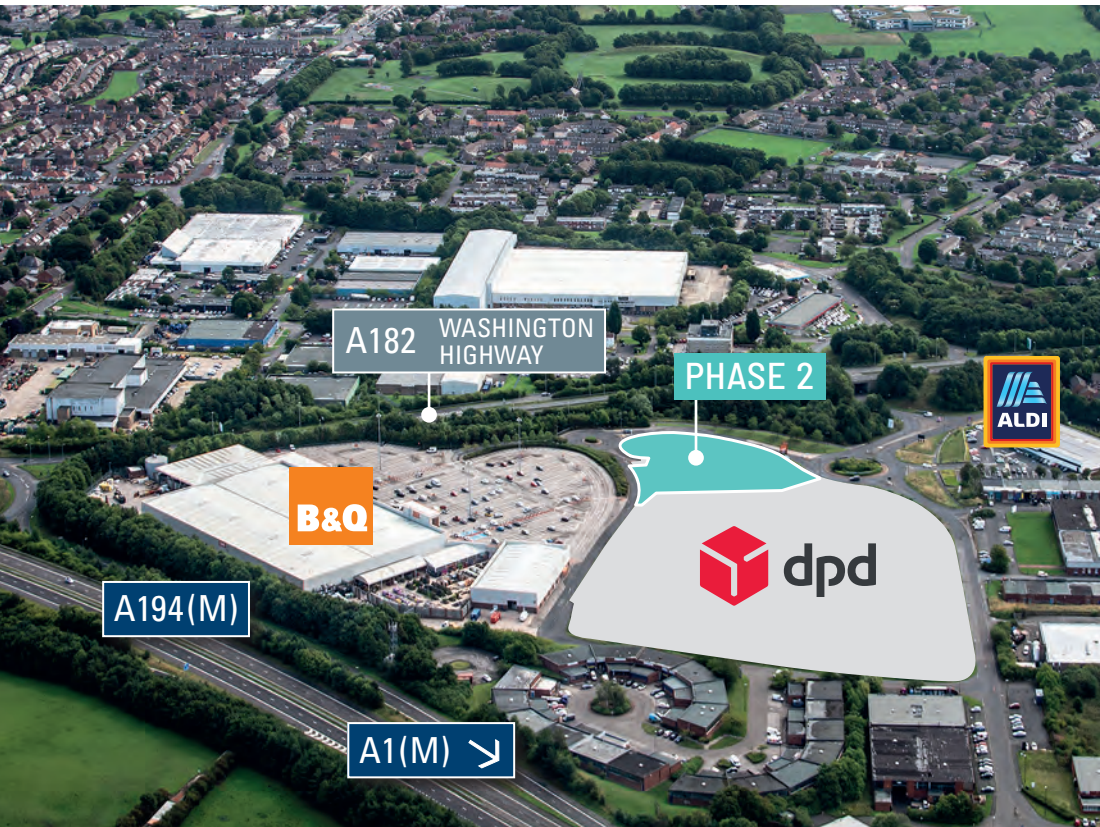


VELOCITY194

PHASE 2 WASHINGTON

To Let / For Sale
 Bespoke Industrial Unit
 up to 19,500 sq.ft



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

ARTISTS IMPRESSION

- > Strategic industrial location
- > 7 minute drive to A19
- > 3 minute drive to A1(M)
- > Phase 1 pre-let to DPD
- > Developable Area 0.43 Ha (1.06 acres)

A Development by



VELOCITY194

PHASE 2 WASHINGTON

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. The immediate surrounding area is a mix of bulky and A1 retail and commercial uses.

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

TERMS

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

FURTHER INFORMATION

Via the letting agents.

Naylors
Gavin Black
0191 232 7030
naylorsgavinblack.co.uk

Chris Donabie
07702 528879
chrisd@naylorsgavinblack.co.uk

SPECIFICATION

- Up to 10m clear eaves height
- Dock and level loading
- Floor loading up to 50kn/m²
- Ground and optional first floor offices/mezzanine
- Secure yard and parking
- All mains services

DELIVERY

A bespoke unit of up to 19,500 sq.ft can be developed to meet an occupiers specific requirements, subject to planning permission.

savills

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