

OPEN STORAGE OPPORTUNITY TO LET

# LAND AT STEPHENSON INDUSTRIAL ESTATE

Yard 6, Stephenson Street, Wallsend NE28 6UE



\*Indicative Boundary Only

## LOCATION

Stephenson Industrial Estate is located on Stephenson Street, strategically located north of the River Tyne, within a 4 minute drive time of the A19 giving access to the north of the region and beyond, and south via the Tyne Tunnel to the A1. The estate benefits from quick access to Newcastle City Centre via the A1058 Coast Road less than 2 miles to the north of the scheme. The nearest Metro station is Howdon, which is 15 minutes by foot.

Stephenson Industrial Estate offers accommodation for a range of occupiers, including those operating within the engineering, distribution, renewable and offshore industries.

## DESCRIPTION

The subject property comprises a plot of surfaced land, suitable for open storage subject to the relevant planning permissions. The plot lies to the west side of the industrial estate, with vehicular access from the front of the site. The site is bound by steel pallisade fencing to the rear.

## SIZE

According to the approximate measurements provided to us, the total site area extends to 0.66 acres (0.27 hectares). Please note that we have not measured the site and this figure is for guidance only.

## RENT

£20,000 per annum exclusive of VAT.

## TERMS

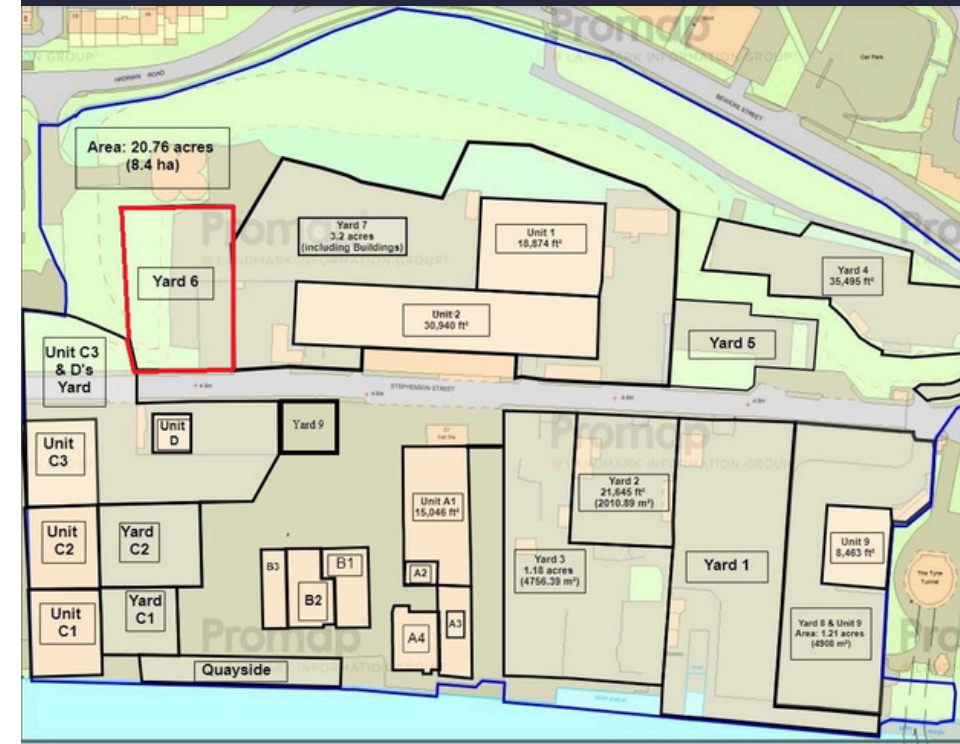
The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RATEABLE VALUE

The rateable value for the site is to be assessed. All interested parties are advised to make enquiries with the relevant local authority.

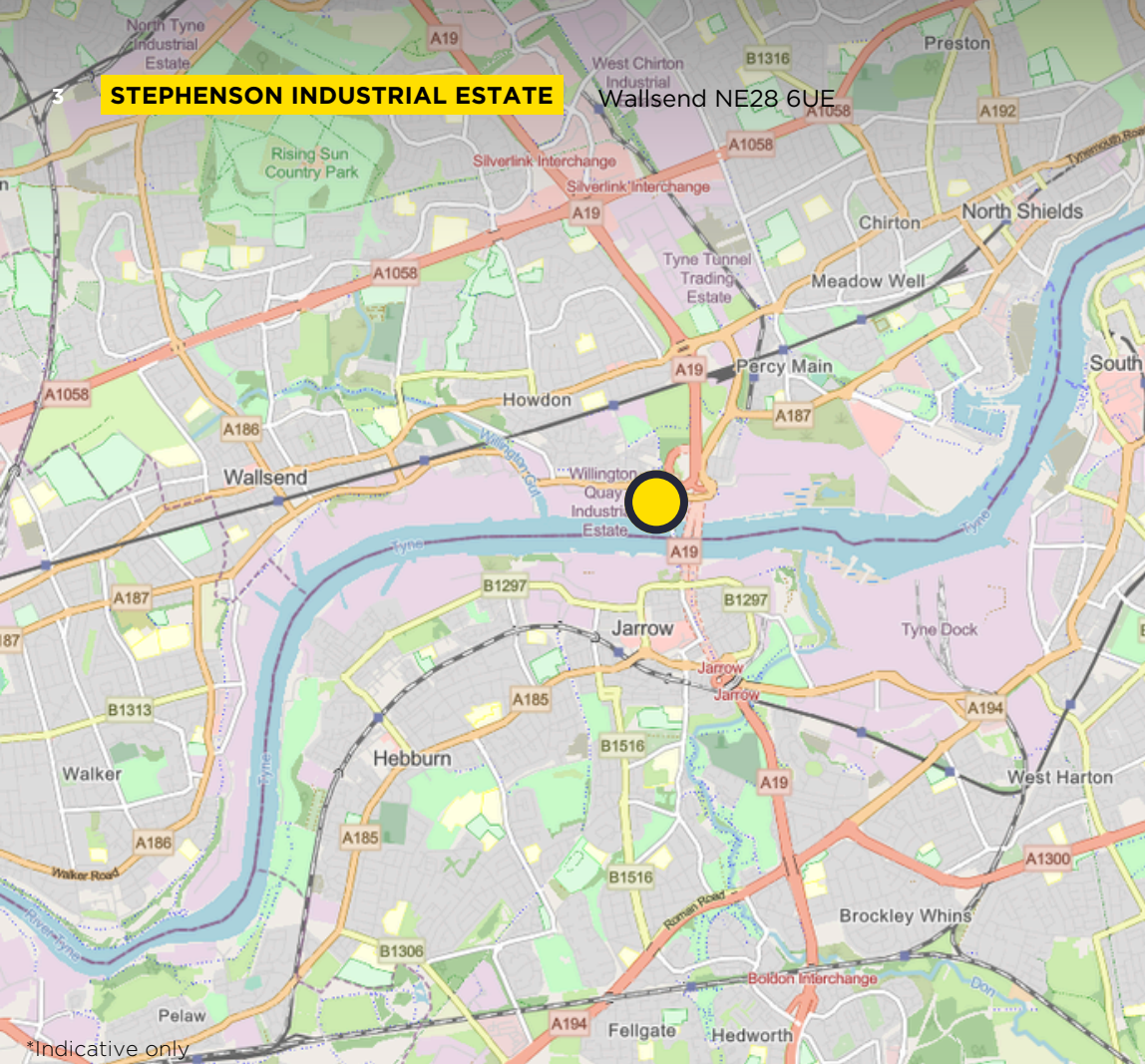
## SERVICES

We understand that the site does not benefit from active services.



## STEPHENSON INDUSTRIAL ESTATE

Wallsend NE28 6UE



## VAT

All rents and prices quoted are exclusive of VAT.

## LEGAL FEES

Each party is to bear their own costs incurred.

## CONTACT

For further information please contact:

**Richard Scott**  
richard.scott@savills.com  
+44 (0) 7787 697 757

**Oliver Bartles-Smith**  
oliver.bartlessmith@savills.com  
+44 (0) 7977 141 879

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