

INDUSTRIAL UNITS TO LET

# UNITS A1 & A3, STEPHENSON INDUSTRIAL ESTATE

Stephenson Street, Wallsend NE28 6UE



## 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 estate comprises terraced industrial units of steel portal frame construction. The subject units offer well-located warehouse/industrial accommodation with dual access.

The external elevations are of both brick and profile cladding construction under a pitched roof. The units benefit from access from the front and rear, and are available to be let separately or as a whole.

Each property benefits from assigned car parking spaces to the front.

## ACCOMODATION

The estate comprises the following properties with corresponding approximate Gross Internal Areas;

AVAILABLE UNIT	SQ FT	SQ M	RENT (P.A.)
Unit A1	10,298	956.7	£36,500
Unit A3	7,745	719.5	£27,000

## 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 values for the available units are as below. Parties are recommended to make further enquiries to confirm with the relevant local authority.

Unit A1 - £33,000  
Unit A3 - £26,250

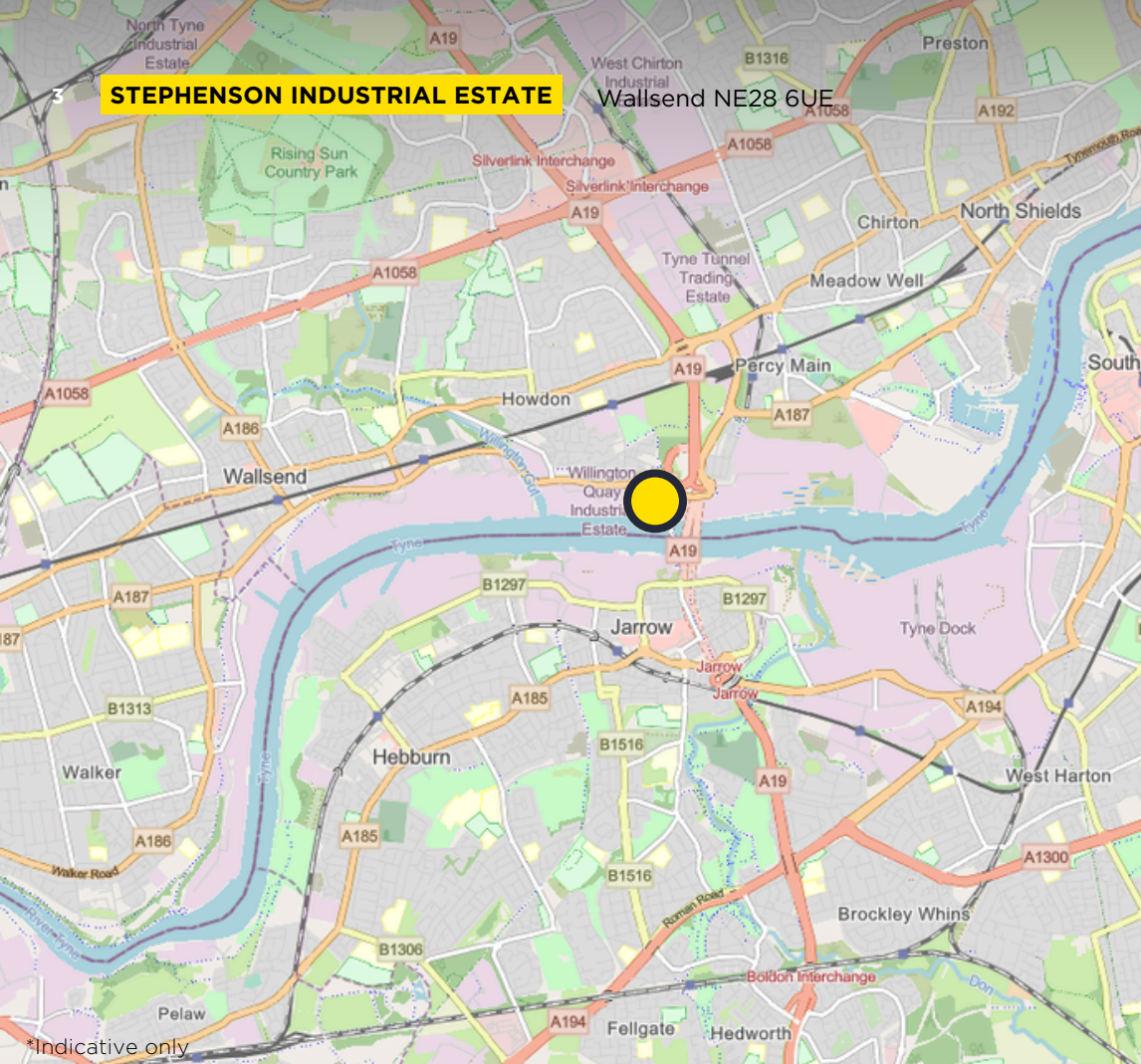
## EPC

Unit A1 -  
Unit A3 -

## SERVICES

We understand the properties benefit from water and electric connection. Further information is available on request.





## STEPHENSON INDUSTRIAL ESTATE

Wallsend NE28 6UE

## RENT

As in the above table.

## 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:

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