

INDUSTRIAL UNIT TO LET

UNIT C2, 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

Unit C2 comprises a mid-terraced industrial unit with securely fenced yard.

The unit is of brickwork construction with metal profile cladding to the external elevations, set under a single pitch metal profile roof. Internally, the property provides warehouse accommodation with a W/C block. The accommodation benefits from LED lighting and concrete flooring.

The warehouse benefits from 2 x loading doors to the front elevation.

Externally, the unit benefits from significant yard provision to the front providing ample space for car parking and loading.

ACCOMMODATION

We have been provided with the below Gross Internal Area:

ADDRESS	SQ FT	SQ M	RENT (P.A.)
Unit C2 Stephenson Industrial Estate	10,894	1,012.1	£42,500

TERMS

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

RATEABLE VALUE

The property has a current Rateable Value of £39,000 (2023).

EPC

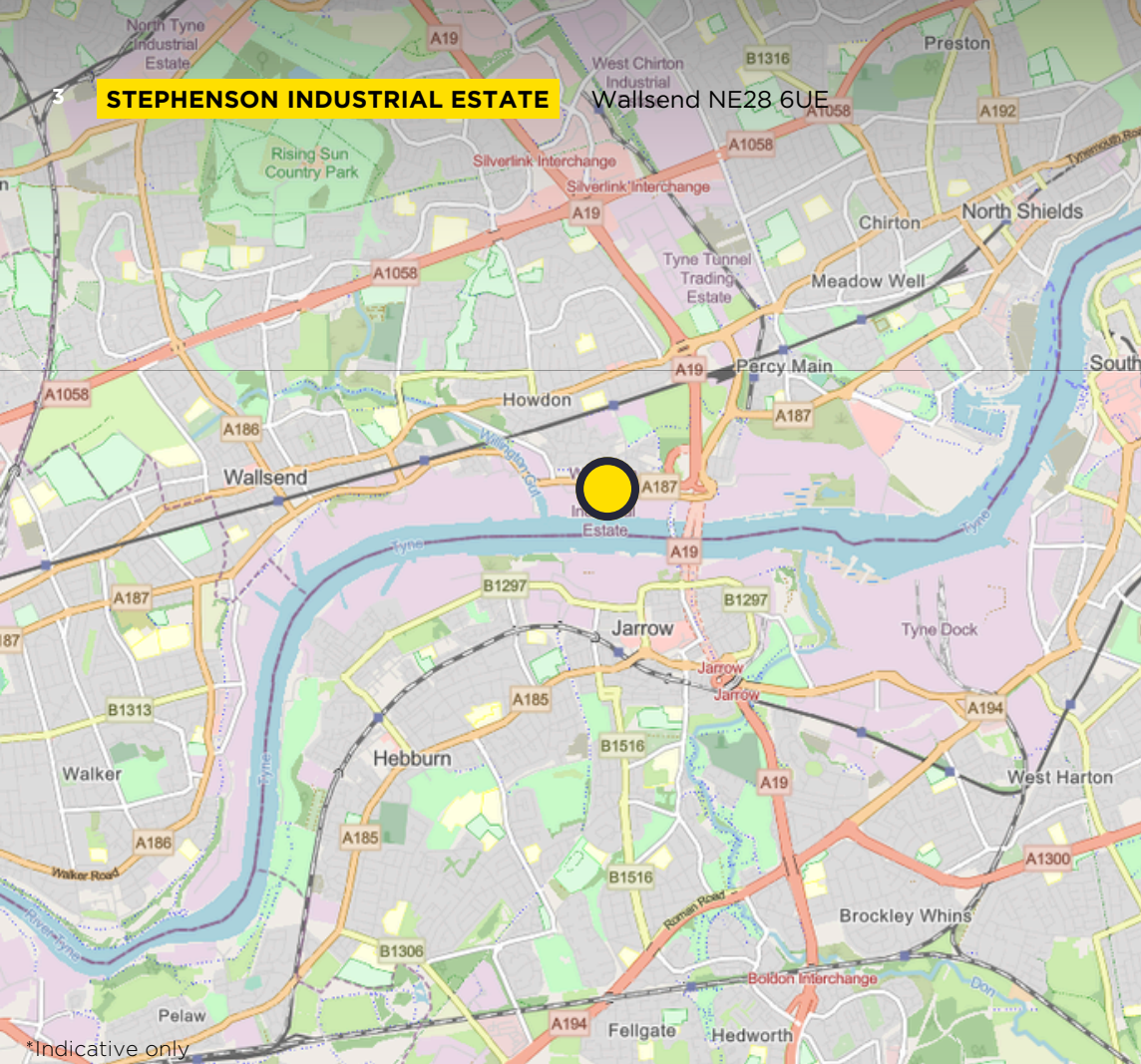
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SERVICES

We understand the properties benefit from gas, water and electric connection.







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RENT

£42,500 per annum exclusive of all other outgoings.

USE

Any use within class B2/B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

SERVICE CHARGE

A 12.5% service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

VAT

All rents and prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

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