

TO LET

3A Stephenson Road, Stephenson
Industrial Estate, Washington, NE37 3HR



Modern High Bay Warehouse with Dock Level Loading – 2,696.9 m² (31,968 sq ft)

- High bay warehousing centrally located in Washington
- Popular well-established estate located within 1 mile of the A194(M)
- Access via 2 no. dock level loading doors
- High quality office accommodation and staff amenities
- 8 m clear internal height
- New FRI lease: £165,000 PA

Situation

The Stephenson Industrial Estate is located to the northern of Washington town centre on the east side of the A195, providing access to the A194(M), as well as the A1231 giving good access to the A1(M) to the west and the A19 and Sunderland to the east.

Please see the attached Ordnance Survey Promap showing the exact location of the property.

Description

The unit provides modern high bay warehousing with office accommodation and staff amenities fitted out to a high standard.

In summary the specification is as follows:

Office Accommodation

- Situated over 3 storeys
- Reception, Office accommodation, canteen and WCs at ground floor level
- High spec. 1st floor office accommodation
- Open plan office / storage to 2nd floor
- Staff / visitor parking to front

Warehouse

- Steel portal frame providing open plan space
- 8 m high bay clear internal height
- Reinforced concrete floor throughout
- Insulated steel sheet cladding and roof
- Option to retain mezzanine storage
- Access via 2 dock level loading doors from service area
- Three phase electricity

Rateable Value

According to the Valuation Office Agency the property has a Rateable value of £150,000 (effective 24th September 2024).

For further details please contact:



**Knight
Frank**

0191 221 2211

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

MARK PROUDLOCK
0191 5945019 or 07766 968891
Mark.proudlock@knightfrank.com

JAMIE PARKER
0191 5945026 or 07974 398194
Jamie.parker@knightfrank.com

Subject to Contract

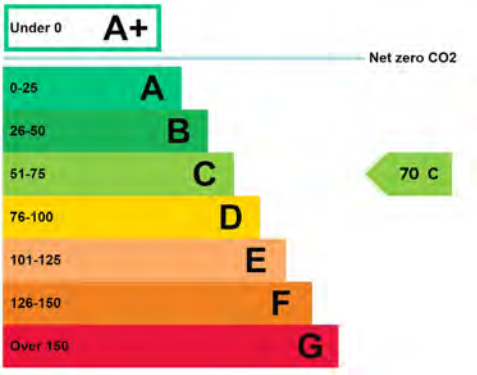
Accommodation

The property has been measured on a Gross Internal Area basis (GIA) and the floor areas recorded as follows:

Area	m ²	Sq ft
Warehouse	2,053.0	22,099
Ground Floor Office / Welfare	262.5	2,825
1 st Floor Office Accommodation	327.2	3,522
2 nd Floor Office / Storage	327.2	3,522
Total	2,696.9	31,968

Energy Performance

The property has an Energy Performance Asset Rating of C70



Terms

The property is available from June 2025 on a new Fully Repairing and Insuring Lease at a rent of £165,000 PA.

VAT

All rents are quoted exclusive of VAT which will be charged at the prevailing rate.

Viewing

Please contact us for a convenient appointment to view or for further information.



IMPORTANT NOTICE

- (1) **Particulars:** These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) **Photos, Videos etc:** The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) **Regulations:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) **VAT:** The VAT position relating to the property may change without notice.
- (5) **Financial Crime:** In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) **To find out how we process Personal Data,** please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

