

to let

**UNIT A3
MORSTON QUAYS
STEPHENSON INDUSTRIAL ESTATE
STEPHENSON STREET
WALLSEND
NE28 6UE**



- **WORKSHOP / WAREHOUSE WITH SECURE GATED YARD, SET WITHIN A SELF CONTAINED INDUSTRIAL COMPLEX**
- **TOTAL GIA: 678.56 M² (7,304 SQ FT)**
- **YARD AREA - 0.11 HA (0.27 ACRES) OR THEREABOUTS**
- **RENT : £30,000 PA EXC**
- **INCENTIVES SUBJECT TO LEASE TERM AND COVENANT**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



LOCATION

Stephenson Industrial Estate (Morston Quays) is located on Stephenson Street, Wallsend.

It is located within a 5 minute drive of the A19 giving access to the surrounding region via the Tyne Tunnel to the A1 (M).

The Estate benefits from good access to Newcastle City Centre via the A1058 (Coast Road), less than 2 miles to the North of the site.

This location is further complemented by Howdon Metro station which is circa 15 minutes' walk away.

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

The exact location is shown on the attached plan.

DESCRIPTION

The subject property comprises of an end terrace workshop / warehouse with office accommodation overlooking the Tyne, set within a secure industrial complex.

The unit is constructed of steel frame design with brickwork walls and profile cladding to all elevations. The roof is timber truss design with metal sheet over, incorporating roof lights.

Internally, the property offers concrete floors and LED lighting.

Vehicular access is via a single automatic roller shutter (2.87m * 2.92m) with an internal operational effective eaves height of 4.5 m.

To the front are a selection of cellular offices and welfare facilities located over two floors.

Externally, the unit benefits from a secure gated yard.

ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

Warehouse / Workshop

467.16 m²

Offices (Ground / First Floor)

211.40 m²

**TOTAL GIA: 678.56 M²
(7,304 SQ FT)**

TOTAL YARD AREA: 0.11 HA (0.27 ACRES) OR THEREABOUTS

SERVICES

All mains services are provided to the property.

(All parties should make their own investigations with the relevant service providers)

BUSINESS RATES

It is understood the unit has been assessed as follows:

RV: £41,250 (1 April 2026)

(All parties should make their own investigation with the Local Rating Authority.)

TENURE

A new Full Repairing and Insuring lease for a terms of years to be negotiated.

RENT

Our client is seeking rental offers in the region of £30,000 pa exc.

Incentives may be offer subject to covenant and lease terms.

A rent bond of 3 months may be required and held by the landlord for the duration of the lease.

SERVICE CHARGE

A nominal service charge is payable of the up keep and maintenance of common areas.

Full details upon request.

ENERGY CERTIFICATE

D-95

VAT

VAT will be charged at the prevailing rate

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

January 26





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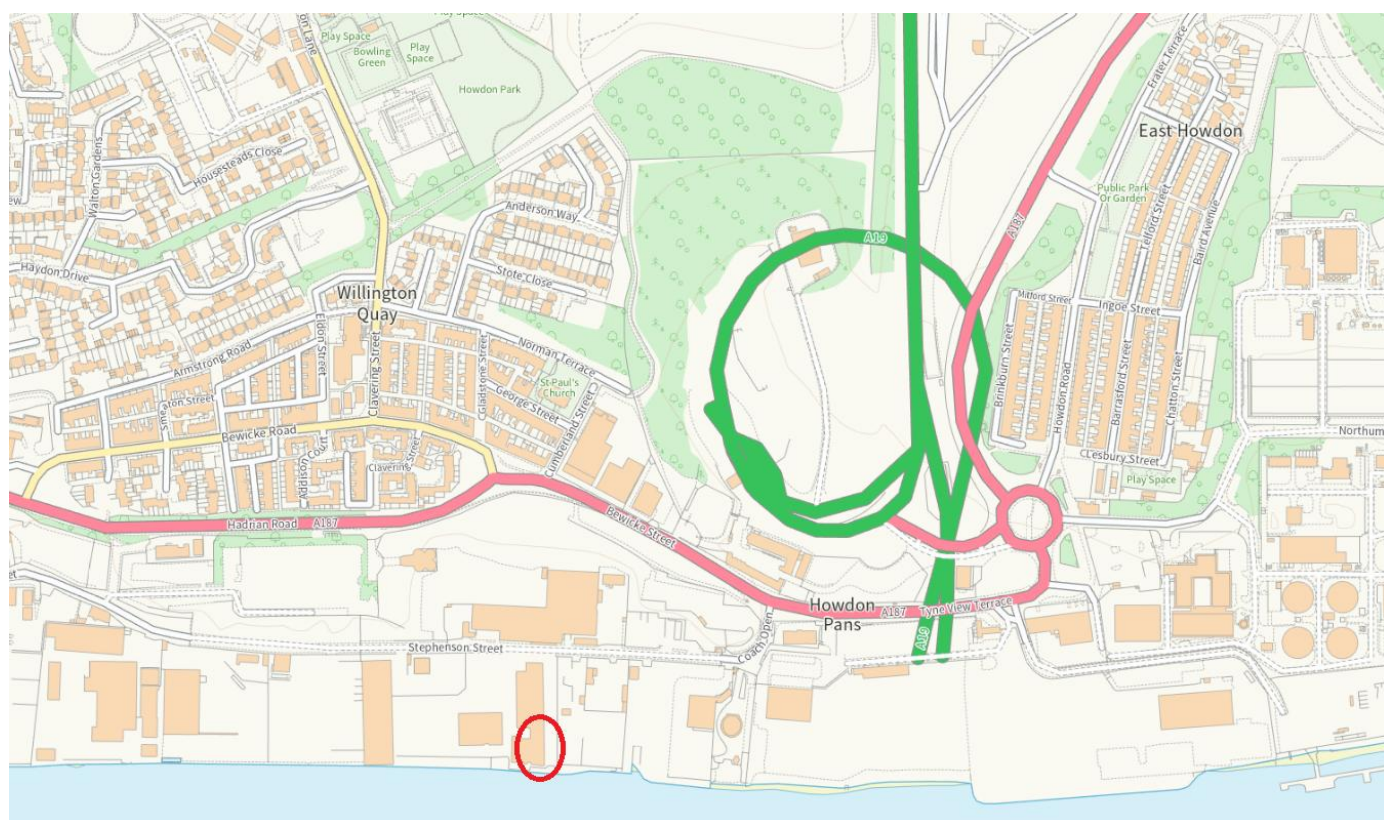
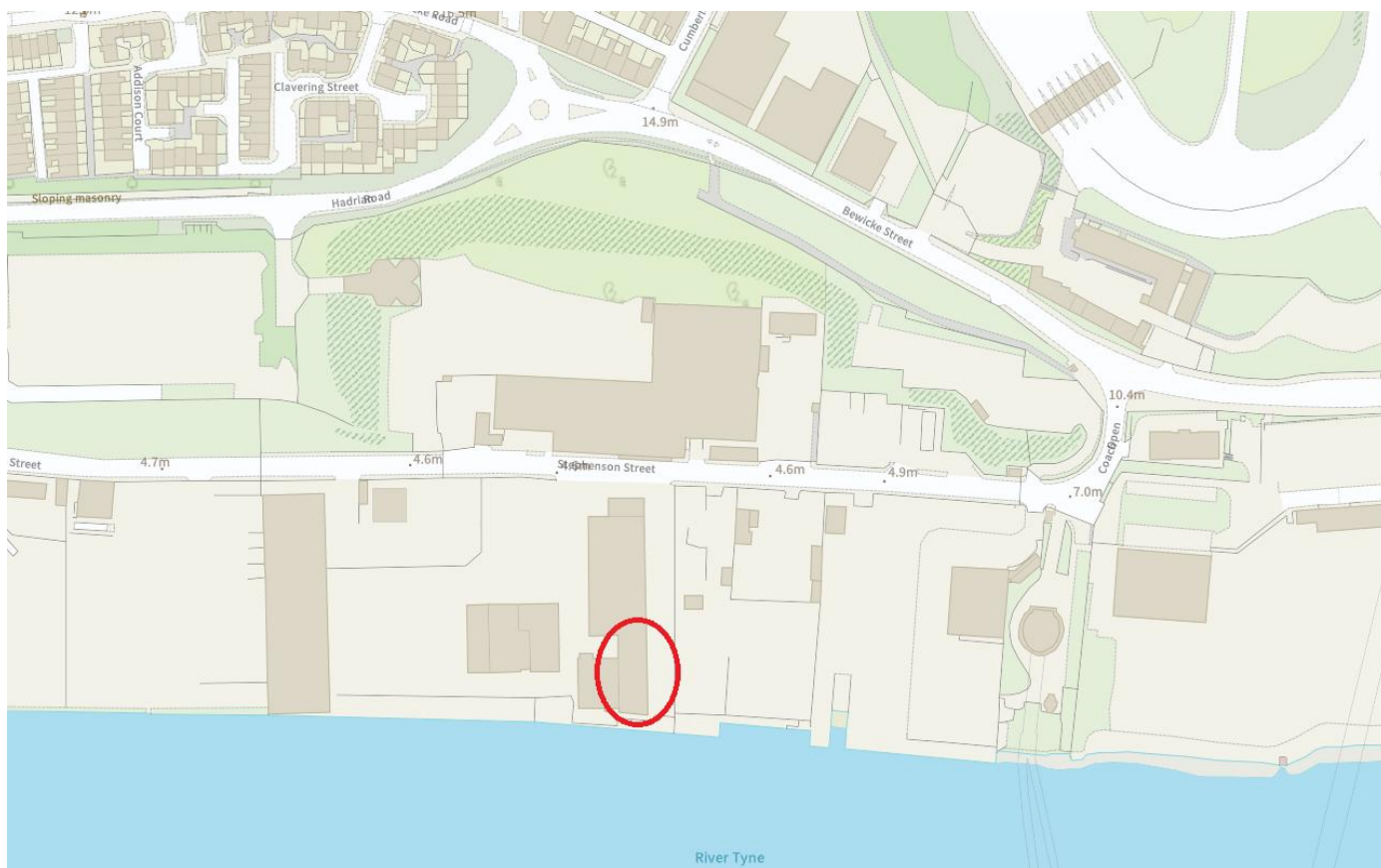
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