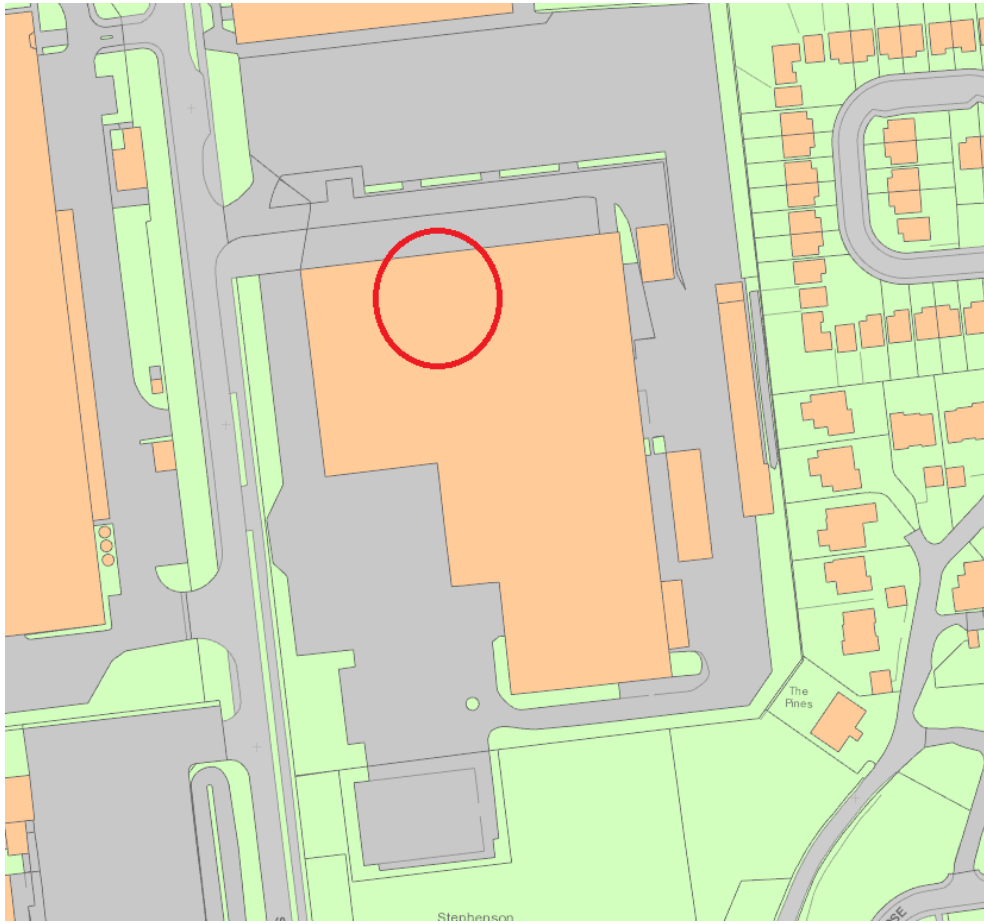


to let

**UNIT 5
194 COMMERCE PARK
STEPHENSON INDUSTRIAL ESTATE
WASHINGTON
TYNE & WEAR
NE37 3HT**



- MID TERRACE SELF CONTAINED FACTORY / WAREHOUSE WITH LOADING YARD & CAR PARKING.
- SECURE SITE WITH CCTV MONITORING AND TIME LOCKED GATE.
- ESTABLISHED LOCATION CLOSE TO BOTH A19 & A1.
- GIA : 546.17M² (5, 878 SQ FT)
- RENT: £42,000 PA EXC
- AVAILABLE AUGUST 2026



LOCATION

194 Commerce Business Park is located on the established Stephenson Industrial Estate, Washington. The estate is a short distance from the A194 which gives excellent communication links to both the A1(M) and A19.

The surrounding area is principally commercial with the benefit of residential and leisure close by.

The exact location is shown on the attached plan.

DESCRIPTION

194 Commerce Park offers a selection of accommodation totalling circa 116,000 sq ft subdivided into self-contained newly refurbished units set within a secure compound with service yard areas.

These units are constructed of steel portal framed design with a combination of brick and blockwork walls and profile cladding to all elevations with an effective eaves height of between 4.5m to 6m.

This unit benefits from concrete floors, sodium lighting and WC / welfare facilities.

Vehicular access is by way of a single security roller shutter door to the service yard.

Externally there is a concrete loading yard / car parking outside the unit.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area:

Workshop/Warehouse
(Inc office and WC)

Unit 5	546.17m ²
--------	----------------------

Total GIA:	546.17M² (5, 878 SQ FT))
-------------------	--

SERVICES

The property benefits from all mains services, including electric, water, gas and mains drainage.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational).

BUSINESS RATES

We understand from the VOA website the property will need to be reassessed upon occupation as it forms part of another group rating assessment.

TENURE

The site and premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rent in the region of £42,000 p.a. exc.

Incentives may be available subject covenant and lease term.

RENT BOND

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

SERVICE CHARGE

A nominal service charge is payable for the upkeep and maintenance of the communal areas.

Full details upon request.

ENERGY PERFORMANCE CERTIFICATE

C – 54.

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

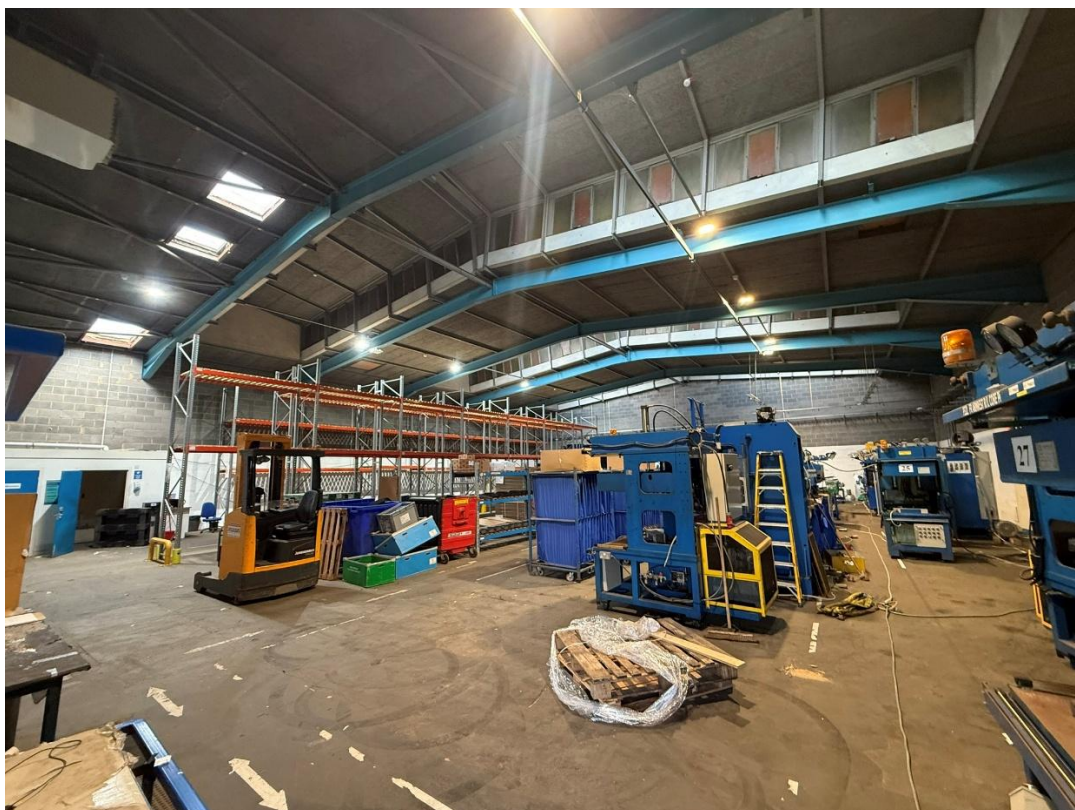
Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

June 2026





F492 Printed by Ravensworth 01670 713330

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

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.