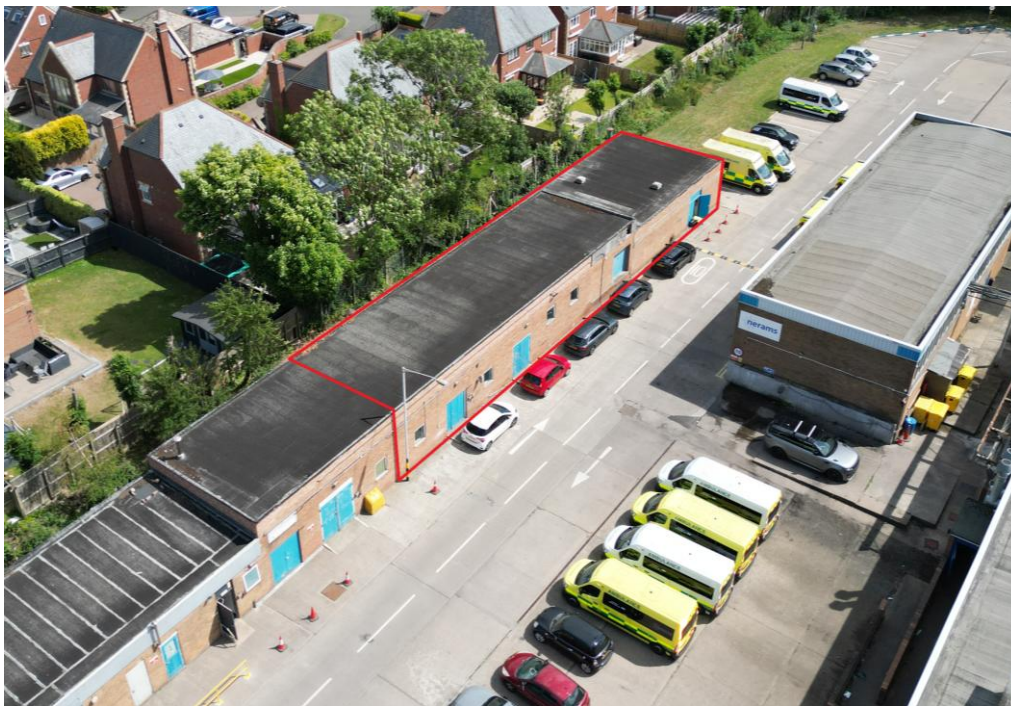


# to let



*The industrial property specialists*

## REAR WORKSHOPS: A-D 194 COMMERCE PARK STEPHENSON INDUSTRIAL ESTATE WASHINGTON TYNE & WEAR NE37 3HT



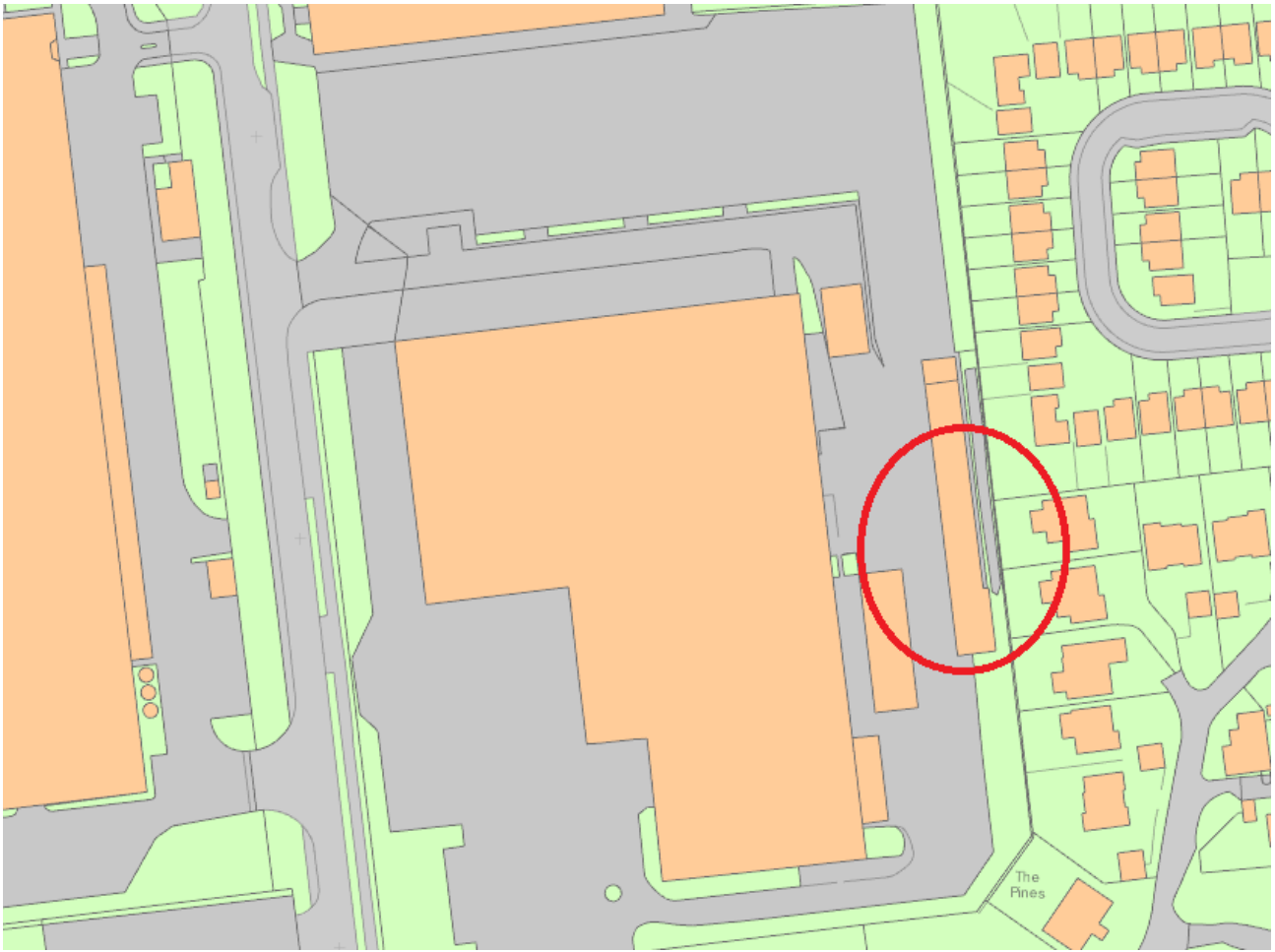
- SELF CONTAINED TERRACE WORKSHOPS & CAR PARKING
- SECURE SITE WITH CCTV MONITORING AND TIME LOCKED GATE
- ESTABLISHED LOCATION CLOSE TO BOTH A19 & A1(M)
- UNIT FROM 395 SQ FT – 1,193 SQ FT
- AVAILABLE IN PART AND WHOLE

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





## 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 to the rear of the Estate in a terrace block and are constructed of steel frame framed design with flat felted roof over.

Internally they offer self-contained workshop space fitted to basic standard with LED lighting and an effective eaves height of between 3.2m to 4.4m (subject to which unit).

Access internally to the units is by way of double timber doors with single car parking externally.

The Estate as a whole is secure with gated single point access to the main road.

## ACCOMMODATION

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

Unit A :	110.85 m <sup>2</sup> (1,193 sq ft)
Unit B :	36.69 m <sup>2</sup> (395 sq ft)
Unit C :	63.64 m <sup>2</sup> ( 685 sq ft)
Unit D :	70.62 m <sup>2</sup> (760 sq ft)

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**TOTAL GIA: 281.80 M<sup>2</sup>  
(3,033 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 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 the following rents:

Unit A :	£12,000 pa exc
Unit B :	£5,000 pa exc
Unit C :	£7,000 pa exc
Unit D :	£8,000 pa 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

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](mailto:james.pain@frewpain.co.uk)

AUGUST 2025





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