

# Stephenson Industrial Estate

Baird Close, Washington, NE37 3HL

Warehouse | 770 - 1,057 ft<sup>2</sup>



LED lighting



On-site parking



24-hour access



Newly refurbished



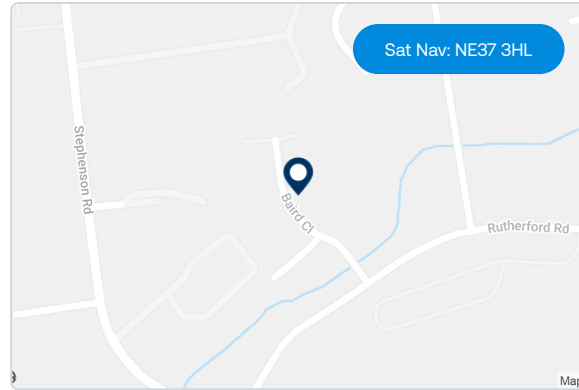
Access to the A1(M)  
and A19



WC facilities

Available to Let





## Description

The estate offers semi-detached, self-contained units of steel frame construction with brick and clad elevations under a pitched roof. The recently refurbished units are ideal for office, light industrial or production use.

The units are generally open plan in nature, offering suspended ceilings, carpeted floors, glazing to the front and rear, LED lighting, wall mounted heaters, a tea point and W/C facilities. Externally, the development is attractively landscaped with dedicated parking.

## Location

Situated in Washington, Baird Close is strategically positioned between the two main arterial roads running through the North East – the A1(M) and A19 – providing easy access to the wider region. The development is close to the A195 Northumberland way, A1231 Sunderland Highway and A194(M), all within 3 miles of the units.

There are regular bus services that serve the A195 and A1231 which connect Washington New Town, Gateshead, Sunderland, Newcastle and wider area.

Occupiers nearby include Nissan, Amazon, Evri and the recently constructed International Advanced Manufacturing Park which houses Envision, a giga factory.

## Further information

### EPC

Unit 6: B,  
Unit 9: D.

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 6 Baird Close	Warehouse	1,057	Immediately	935
Unit 9 Baird Close	Warehouse	770	Immediately	705
<b>Total</b>		<b>1,827</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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