

Stephenson Industrial Estate

Baird Close, Washington, NE37 3HL

Warehouse | 760 - 1,057 ft²



LED lighting



On-site parking



24-hour access



Newly refurbished



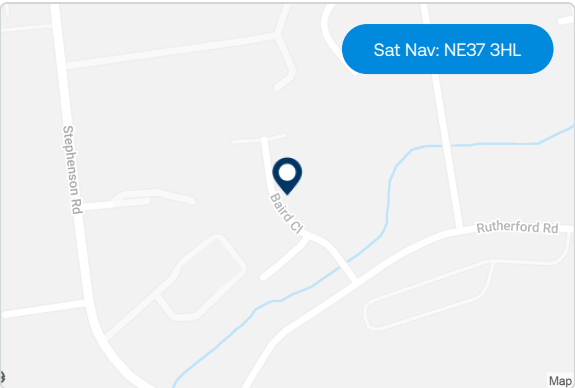
Access to the A1(M)
and A19



WC facilities

Available to Let

LastMileFirst | mileway.com



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 and 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 EPC is available upon request.	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.
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[Book a viewing](#)

Mileway

Marius Mugiraneza
northeast@mileway.com
0191 3130440

naylors

0191 232 7030 | naylors.co.uk

Tobi Morrison
Tobi.Morrison@naylorsgavinblack.co.uk
0191 211 1564



Accommodation:

Unit 6 & 16 Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 6 Baird Close	Warehouse	1,057	Immediately	935	749	B
Unit 10 Baird Close	Warehouse	760	Under offer	725	725	D
Unit 16 Baird Close	Warehouse	760	Immediately	725	507	E
Total		2,577				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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