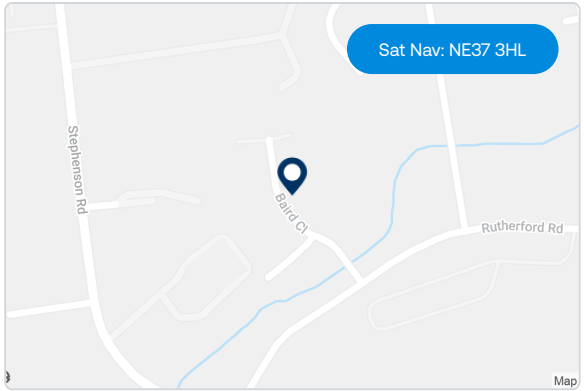
Mileway

Stephenson Industrial Estate

Baird Close, Washington, NE37 3HL

Warehouse | 760 - 1,057 ft^2

- LED lighting
- On-site parking
- 24-hour access
- Newly refurbished
- Access to the A1(M) and A19
- WC facilities



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.

Book a viewing

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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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