



TO LET

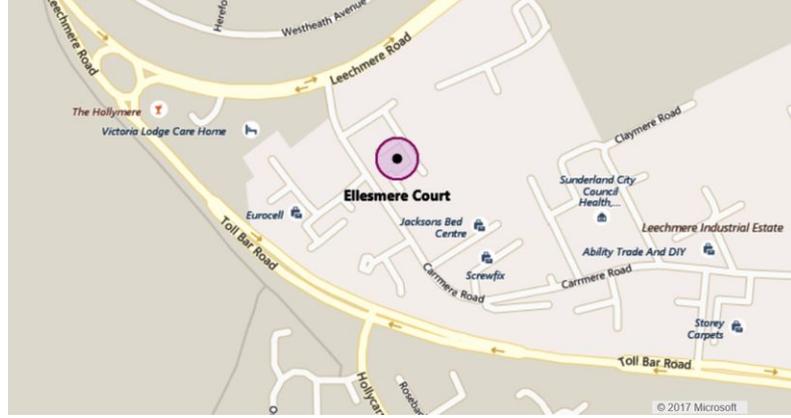
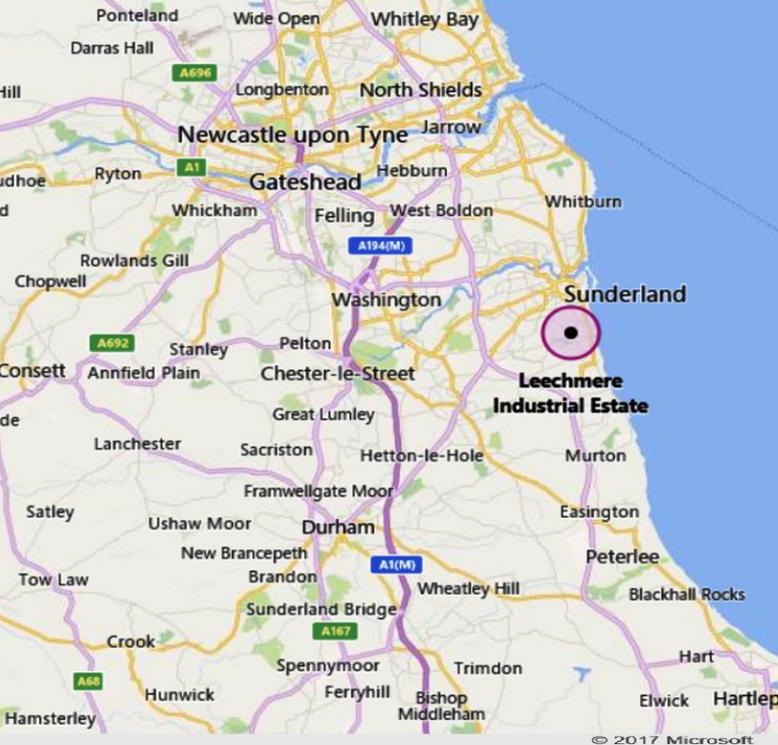
ELLESMERE COURT

**LEECHMERE INDUSTRIAL ESTATE, SUNDERLAND
TYNE & WEAR SR2 9UA**



- **CCTV**
- **Tenant controlled access gates**
- **Well established estate**
- **Forecourt parking**
- **Adjoining units can be combined**
- **Immediate occupation**

WORKSHOP / INDUSTRIAL UNITS
495 - 1,001 sq ft (45 - 92 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Sunderland City Centre	2.6	9	Car
A19	4.2	12	Car
A690	1.7	5	Car
Durham City	12.5	26	Car

Source: theAA.com

ELLESMERE COURT

LEECHMERE INDUSTRIAL ESTATE, SUNDERLAND, TYNE & WEAR



LOCATION

Leechmere Industrial Estate is accessed via A1018 southern radial route to the south and the A690/B1405 to the north. Providing access to the A19 and Sunderland City Centre.

DESCRIPTION

Ellesmere Court comprises 43 single storey, terraced workshop units with brickwork/blockwork walls and insulated metal cladding. The roofs are of insulated metal decking with rooflights. Each unit has a separate personnel door, loading door and forecourt parking. There is security fencing with tenant controlled access gates and CCTV.

SPECIFICATION

- Mains gas, electricity & water
- Gas warm air heater to most units
- WC facilities
- Loading door 2.7m wide by 2.7m high
- Estate CCTV

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal rent will increase by a fixed 3% per annum
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Energy Performance ratings for units within Ellesmere Court range between C and E ratings. Individual certificates available upon request.

VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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