

SR5 3TX

INDUSTRIAL

Block 12, Southwick Industrial Estate, Southwick, SUNDERLAND


NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- MAINS ELECTRIC, GAS & WATER
- GAS FIRED WARM AIR HEATERS
- WC FACILITIES
- OVERHEAD SECTIONAL LOADING DOORS
- CCTV
- SECURITY FENCING
- ON SITE CAR PARKING



 INDUSTRIAL

TO LET

SIZES FROM

2454 - 2497 sq ft

228 - 232 sq m

Over 200 locations throughout the Midlands and the North

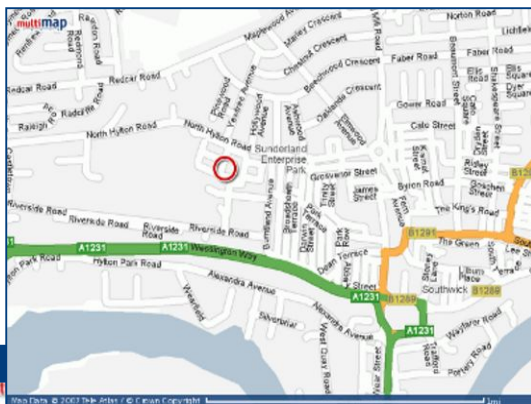
**WHITTLE
JONES**
CHARTERED SURVEYORS
0191 221 1999
www.whittlejones.com

INDUSTRIAL

Block 12, Southwick Industrial Estate, Southwick, SUNDERLAND

Location

Southwick Industrial Estate is accessed from North Hylton Road and is situated approximately 2 miles north west of Sunderland City Centre. The A1231 is less than 1 mile from the estate providing direct access to the A19, A1(M) and the City Centre.



Description

Block 12 comprises 4 single storey terraced units of 2454 - 2497 sq ft.

Lease Terms

- New full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Rent payable quarterly in advance

Rent/Service Charge

Rent and service charge details on application.

Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise of the availability of any grant funding.

Viewing

Please contact one of the joint agents to arrange an appointment.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones (and joint agent) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones (and joint agent) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones (and joint agent). Designed and produced by CW Digital tel 01282 858200.

