



SR5 3TX

INDUSTRIAL

Block 13, Southwick Industrial Estate, Southwick, SUNDERLAND



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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

1593 sq ft

148 sq m

Over 200 locations throughout the Midlands and the North

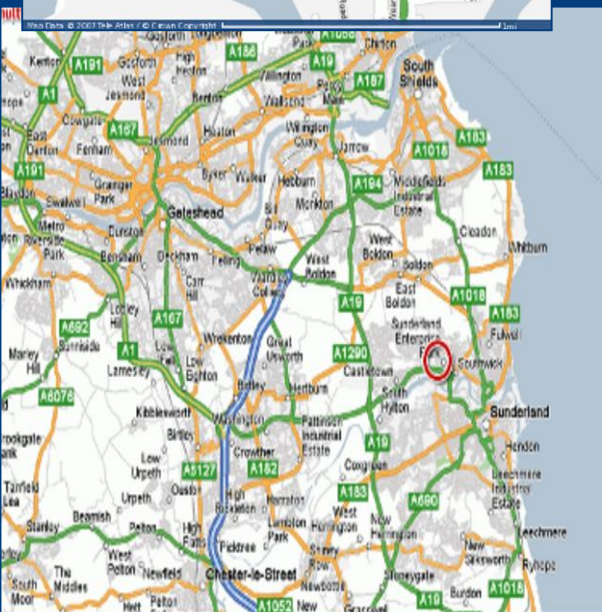
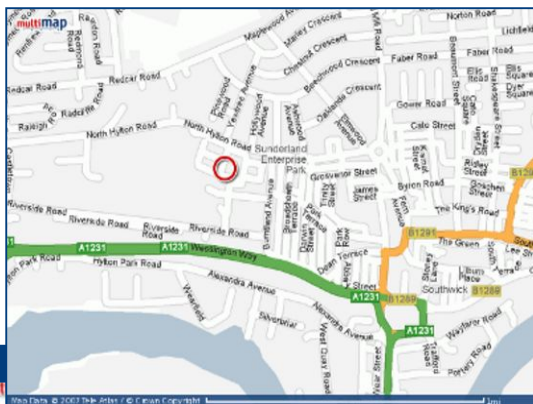


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Location

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 13 comprises 5 single storey terraced industrial workshops, all 1593 sq ft in size.

Tenancy 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 fixed 3% per annum
- Tenant responsible for payment of rates and utility charges

Rent

Rent 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

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