

SR5 3JG

# INDUSTRIAL

Riverside Road Industrial Estate, Southwick, SUNDERLAND

  
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# INDUSTRIAL



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 INDUSTRIAL

**TO LET**

SIZES FROM

**495 - 3003 sq ft**

46 - 279 sq m

Over 200 locations throughout the Midlands and the North

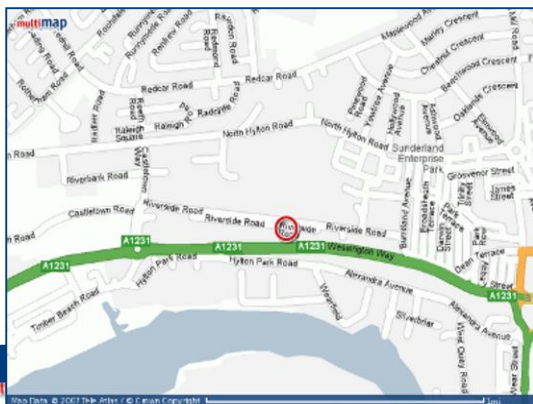
**WHITTLE  
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## Location

Riverside Road Industrial Estate is accessed from the A1231 and is situated approximately 2 miles north west of Sunderland City Centre. The A1231 provides direct access to the A19, A1(M) and the City Centre.



## Description

The estate comprises 24 single storey, terraced workshops in two blocks, ranging in size from 495 to 3003 sq ft.

## 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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