

SR2 9TW

# INDUSTRIAL

Blocks 8 & 9, Leechmere Industrial Estate, SUNDERLAND

  
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# INDUSTRIAL



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 INDUSTRIAL

**TO LET**

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**1705 - 1744 sq ft**

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## Location

Leechmere Industrial Estate is accessed via A1018 and Toll Bar Road/Leechmere Road and is situated approximately 2 miles south of Sunderland City Centre. The new Southern Radial Route is less than 1 mile from the estate providing direct access to the A19 and City Centre.



## Description

Blocks 8 & 9 are situated off Carrmere Road which is the main road through Leechmere Industrial Estate.

The units are of steel framed construction with brick/blockwork elevations with high level windows and flat felted roofs.

## 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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April 2011.

