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INDUSTRIAL

Ellesmere Court, Leechmere Industrial Estate, SUNDERLAND



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INDUSTRIAL



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



INDUSTRIAL

TO LET

SIZES FROM

495 - 1001 sq ft

46 - 93 sq m

Over 200 locations throughout the Midlands and the North

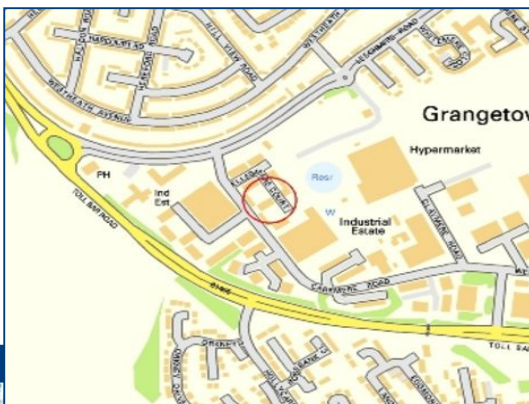


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Location

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

Ellesmere Court comprises 43 single storey, terraced workshop units ranging in size from 495 to 1001 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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