

SR2 9TW

INDUSTRIAL

Blocks 40-43 Carrmere Road, Leechmere Industrial Estate, SUNDERLAND

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To Let

SIZES FROM

2470 - 4994 sq ft

229 - 464 sq m

Over 200 locations throughout the Midlands and the North

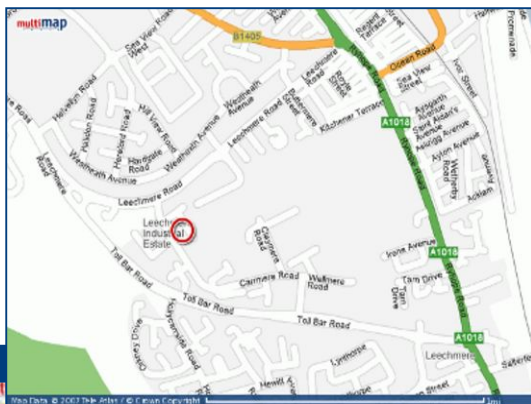
**WHITTLE
JONES**
CHARTERED SURVEYORS
0191 221 1999
www.whittlejones.com

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Location

Leechmere Industrial Estate is accessed via 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 the City Centre.



Description

The property comprises 7 single storey factory units ranging in size from 2470 to 4994 sq ft. Each unit has a reception office area and a minimum eaves height of 4.6m.

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 Whittle Jones North East to arrange an appointment.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

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