



TO LET

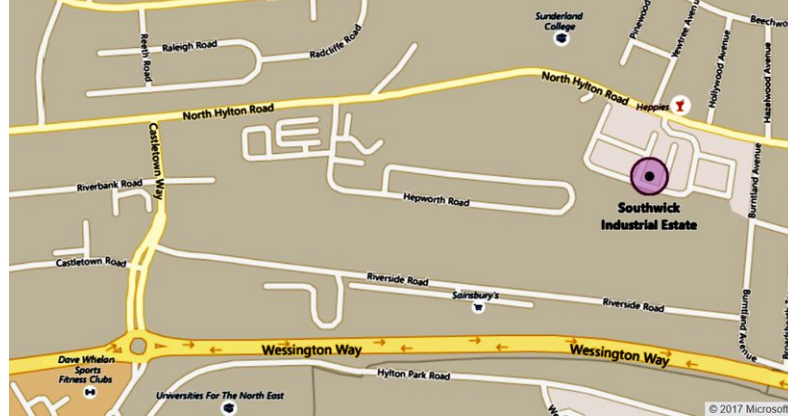
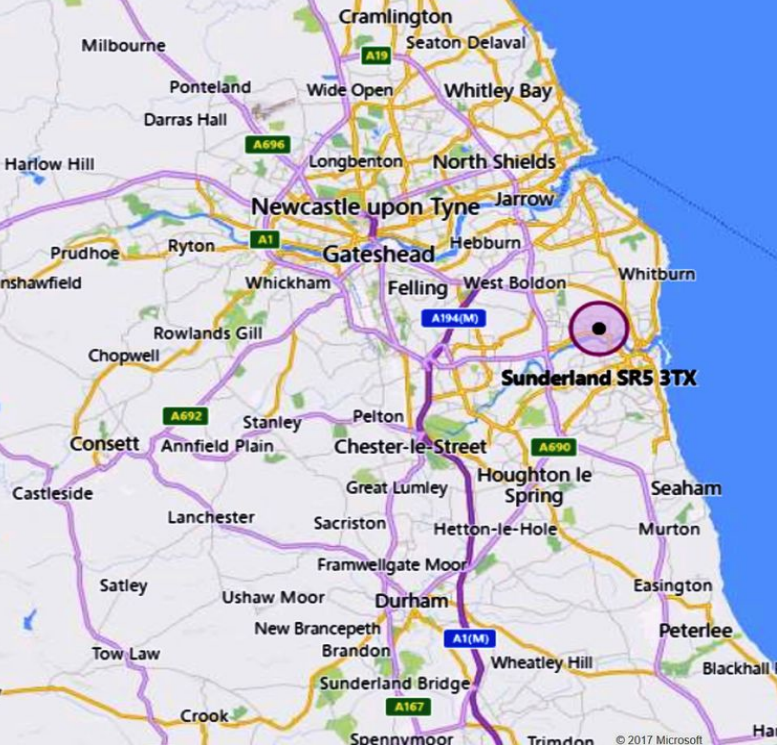
**UNIT 6B
SOUTHWICK INDUSTRIAL ESTATE**

SUNDERLAND, TYNE & WEAR SR5 3TX



- Close to A1231 & A19
- Estate CCTV
- Security fencing with tenant controlled access gates
- 2 miles from city centre
- 5 parking spaces to front and loading access/parking to rear

WAREHOUSE / INDUSTRIAL UNIT
3,692 sq ft (343 sq m)



TRAVEL DISTANCE

| | Miles | Mins | Transport |
|------------------------|-------|------|-----------|
| Sunderland City Centre | 2.4 | 8 | Car |
| A19 | 2.4 | 6 | Car |
| Nissan | 3.9 | 11 | Car |
| Washington | 5.8 | 13 | Car |

Source: theAA.com

UNIT 6B

SOUTHWICK INDUSTRIAL ESTATE, SUNDERLAND, TYNE & WEAR



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 City Centre.

DESCRIPTION

Single storey, steel framed mid terraced unit with brick/blockwork walls and insulated steel cladding above. There are windows to the front of the unit providing natural light, small kitchen area and WC facilities. The personnel entrance is to the front of the property and loading access at the rear. The estate has security fencing and CCTV.

SPECIFICATION

- Mains gas, electricity & water
- Gas warm air heater
- WC facilities
- Small kitchen area
- Loading door 3m wide by 3.1m high

EPC

The property has an Energy Performance Rating of E(111). A copy of the certificate is available upon request.

LEASE TERMS

- Tenant 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 deposit required
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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