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TO LET

ELLESMERE COURT LEECHMERE INDUSTRIAL ESTATE

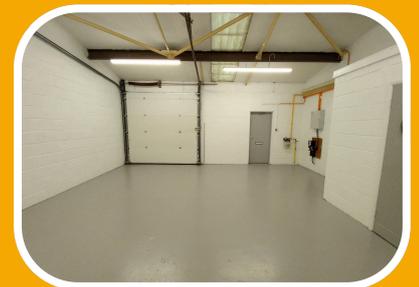
SUNDERLAND, TYNE & WEAR SR2 9UA

WORKSHOP / INDUSTRIAL UNITS

495 - 1,001 sq ft (45 - 92 sq m)

KEY FEATURES

- Well established estate
- CCTV
- Tenant controlled access gates
- Forecourt parking
- Adjoining units can be combined
- Flexible terms



CONTACT US:

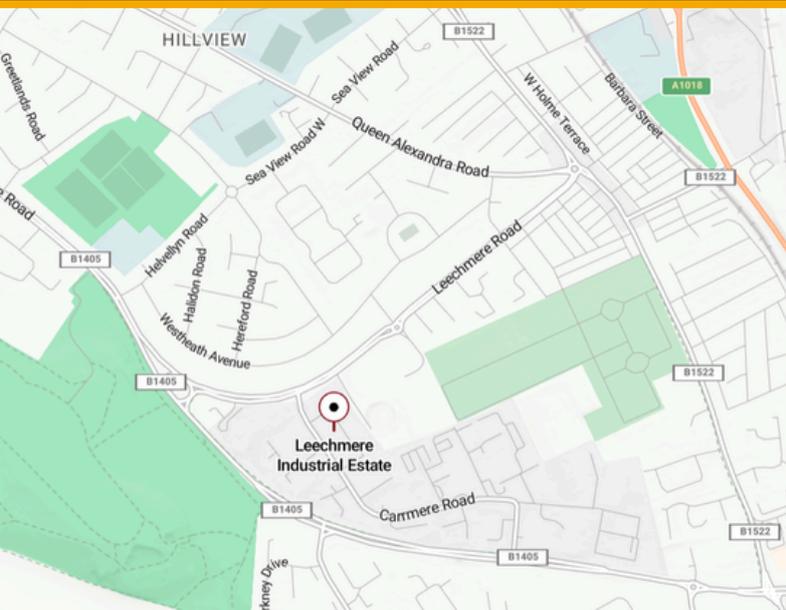
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LOCATION

Leechmere Industrial Estate is accessed via A1018 southern radial route to the south and the A690/B1405 to the north providing access to the A19, A1(M) and Sunderland City Centre which is situated approximately 2 miles to the south.

Nearby trade counter operators include City Electrical Factors, Screwfix, Howdens, Wolseley Plumb and Parts and Crown Paints.

WORKSHOP / INDUSTRIAL UNITS
495 - 1,001 sq ft (45 - 92 sq m)

DESCRIPTION

Ellesmere Court comprises 43 single storey, terraced workshop units with brick/blockwork walls and insulated metal deck roof with rooflights.

Each unit has a separate personnel door, loading door and forecourt parking. There is security fencing with tenant controlled access gates and CCTV.

SPECIFICATIONS

- Mains electricity and water
- WC facilities
- Loading door 2.7m (w) x 2.7m (h)
- Estate CCTV

EPC

Individual EPC certificates available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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