



NORTHERN TRUST

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TO LET

BLOCK 12

SOUTHWICK INDUSTRIAL ESTATE

SOUTHWICK | SUNDERLAND | SR5 3TX

WORKSHOP / INDUSTRIAL UNIT

2,454 sq ft (227 sq m)

KEY FEATURES

- Good access to A1231 and A19
- Flexible terms
- Immediate occupation
- Tenant controlled estate access gates
- Estate CCTV
- Forecourt parking



CONTACT US:



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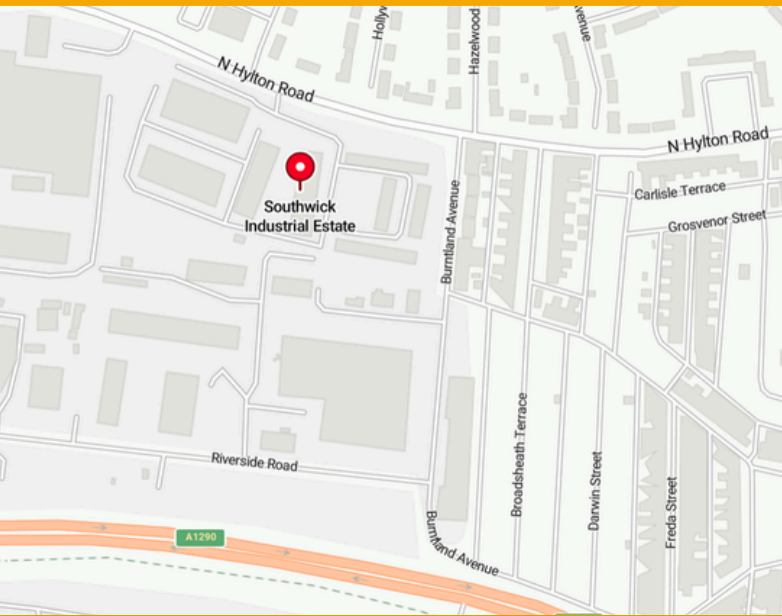


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SOUTHWICK INDUSTRIAL ESTATE

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LOCATION

Southwick Industrial Estate is accessed from North Hylton Road. It benefits from close proximity to the A1231 Wessington Way allowing easy access to the A19 and A1(M).

The estate provides easy access to commercial amenities and Sunderland City Centre.

INDUSTRIAL UNIT
2,454 sq ft (227 sq m)

DESCRIPTION

Single storey terraced units of steel framed construction with insulated metal clad roof with roof lights. The elevations are of brick/blockwork and insulated metal cladding. The units have separate loading and personnel access doors and forecourt parking. The estate has pallisade fencing with tenant controlled access gates and CCTV.

SPECIFICATION

- Mains electric and water
- WC facilities
- Loading door 3.5m (w) x 3.5m (h)

EPC

Individual EPC certificates available on request.



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



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