



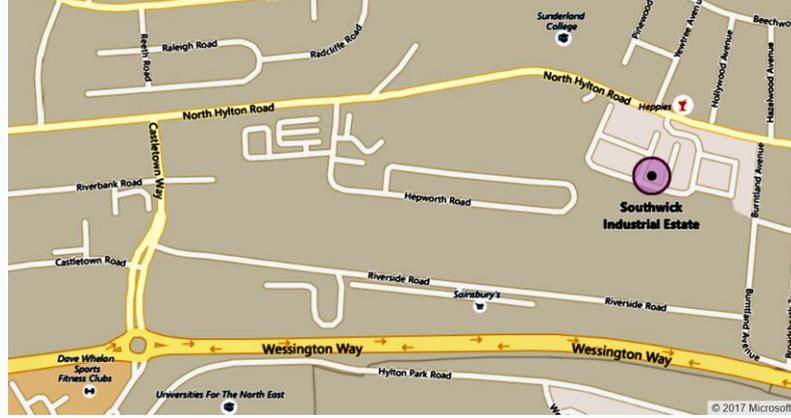
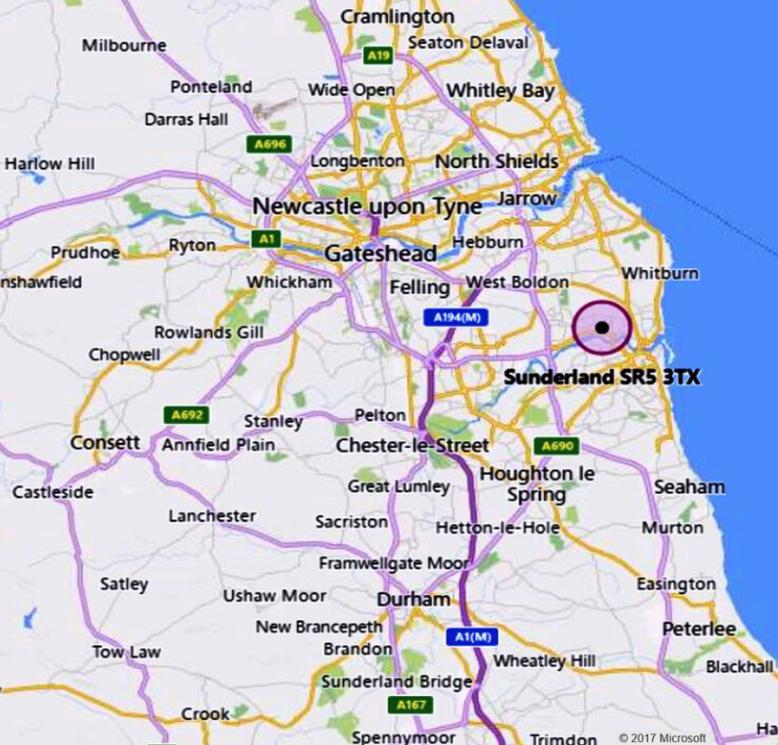
**TO LET**

# BLOCK 13 SOUTHWICK INDUSTRIAL ESTATE

**SOUTHWICK, SUNDERLAND SR5 3TX**



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



## 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

# BLOCK 13, SOUTHWICK INDUSTRIAL ESTATE

SOUTHWICK, SUNDERLAND



## LOCATION

Southwick Industrial Estate is accessed from North Hyllon Rod and is situated approximately 2 miles north west of Sunderland City centre. The A1231 is less than a mile from the estate providing direct access to the A19, A1(M) and City Centre.

## 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 electricity and water
- WC facilities
- Loading door 3.5m wide by 3.5m high

## EPC

Copies of individual certificates are available upon request.

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- 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 a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

[northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

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