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TO LET

**BLOCKS 8 & 9, CARRMERE ROAD
LEECHMERE INDUSTRIAL ESTATE**

SUNDERLAND | TYNE & WEAR | SR2 9TW

INDUSTRIAL UNITS

1,705 - 1,744 sq ft (158 - 162 sq m)

KEY FEATURES

- Well established estate
- Close to trade counter operators
- Tenant controlled access gates
- Flexible terms
- Electronically operated loading doors
- Forecourt parking



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LEECHMERE INDUSTRIAL ESTATE

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LOCATION

Leechmere Industrial Estate is accessed via the A1018 southern radial route to the south and the A690/B1405 to the north providing access to the A19 and Sunderland City Centre.

The units are situated just off Carrmere Road which is the main road through the estate and nearby occupiers include Eyre & Elliston, Screwfix, CEF and Eurocell Building Plastics.

INDUSTRIAL UNITS

1,705 - 1,744 sq ft (158 - 162 sq m)

DESCRIPTION

The units are of steel framed construction with brick/blockwork elevations and high level windows with cladding above. The units have a separate personnel entrance door, electrically operated loading door and forecourt parking. There is security fencing with tenant controlled access gates.

SPECIFICATION

- Mains electric and water
- WC facilities
- Electronically operated loading doors
3.3m (w) x 3.6m (h)

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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