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TO LET

BLOCK 13 **SOUTHWICK INDUSTRIAL ESTATE**

SOUTHWICK | SUNDERLAND | SR5 3TX

WORKSHOP / INDUSTRIAL UNITS

1,593 sq ft (148 sq m)

KEY FEATURES

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



CONTACT US:



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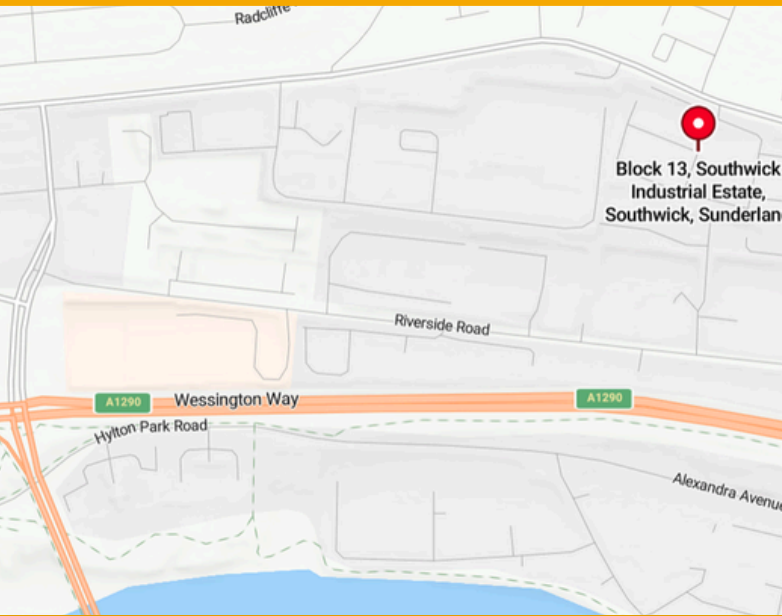


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BLOCK 13

SOUTHWICK INDUSTRIAL ESTATE

SOUTHWICK | SUNDERLAND | SR5 3TX



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 a mile from the estate providing direct access to the A19 and A1(M)

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

WORKSHOP / INDUSTRIAL UNITS
1,593 sq ft (148 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 palisade fencing with tenant controlled access gates and CCTV.

SPECIFICATION

- Mains electricity and water
- LED lighting
- WC facilities
- Loading door 3.5m (w) x 3.5m (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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