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# TO LET

## BLOCKS 7-10

### SOUTHWICK INDUSTRIAL ESTATE

SOUTHWICK, SUNDERLAND, TYNE & WEAR SR5 3TX

## WORKSHOP / INDUSTRIAL UNITS


549 - 1,055 sq ft (51 - 98 sq m)

### KEY FEATURES

- Close to A1231 & A19
- Security fencing & tenant controlled access gates
- Estate CCTV
- Immediate occupation
- Flexible terms



## CONTACT US:

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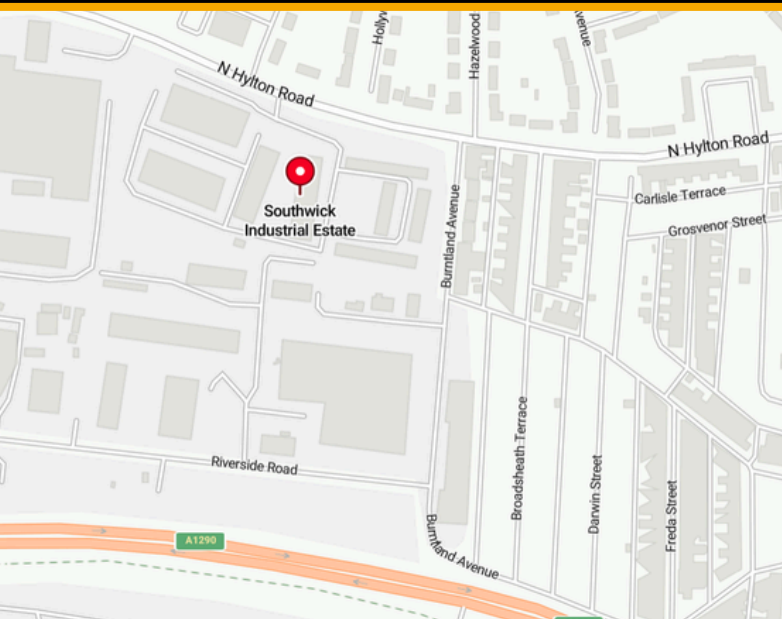
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# BLOCKS 7-10

## SOUTHWICK INDUSTRIAL ESTATE

### SOUTHWICK, SUNDERLAND, TYNE & WEAR SR5 3TX



#### 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.

#### WORKSHOP / INDUSTRIAL UNITS

549 - 1,055 sq ft (51 - 98 sq m)

#### DESCRIPTION

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

#### SPECIFICATION

- Mains electric and water
- WC facilities
- Loading door 2.8m (w) x 2.6m (h)
- LED Lighting



#### 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

#### EPC

Individual EPC certificates available on request.



#### BUSINESS UNITS TO LET ACROSS THE UK

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