



TO LET

BLOCKS 7-10, SOUTHWICK INDUSTRIAL ESTATE

SOUTHWICK, SUNDERLAND, TYNE & WEAR SR5 3TX



- Estate CCTV
- Security fencing
- Close to A1231 & A19
- Flexible terms
- Immediate occupation
- Adjoining units can be combined (subject to availability)

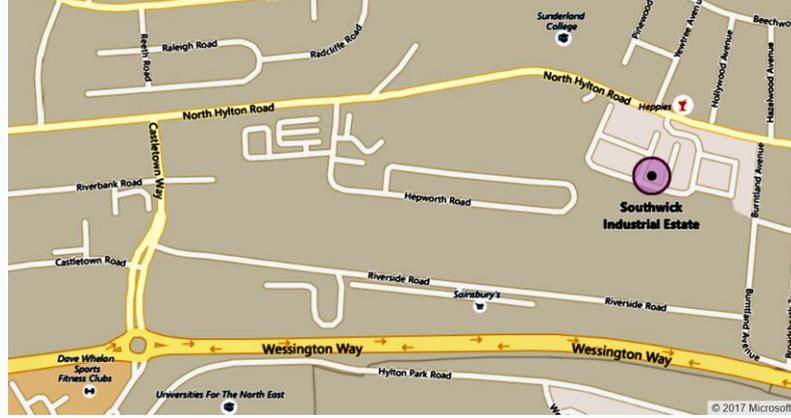
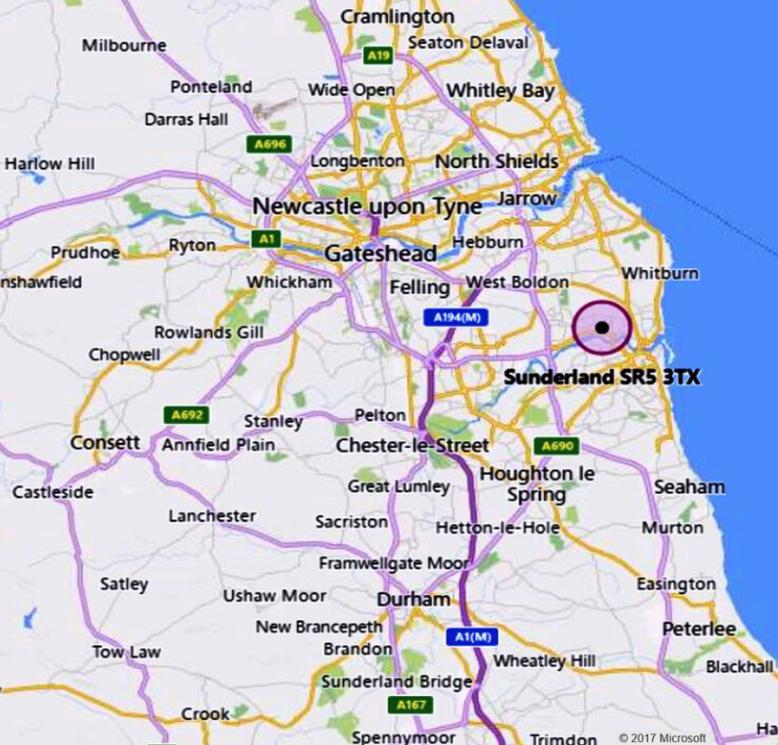


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WORKSHOP / INDUSTRIAL UNITS

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



TRAVEL DISTANCE

	Miles	Mins	Transport
Sunderland City Centre	2.4	8	Car
A19	2.4	8	Car
Nissan	3.9	11	Car
Washington	5.8	13	Car

Source: theAA.com

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LOCATION

Southwick Industrial Estate is accessed from North Hyllon Road and is situated approximately 2 miles north west of Sunderland City Centre. The A1231 is less than 1 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 roofs with roof lights. The elevations are of blockwork and insulated metal cladding. The units have a combined personnel/loading access door and forecourt parking. The estate has pallisade fencing with tenant controlled gates and CCTV.

SPECIFICATION

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

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.



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