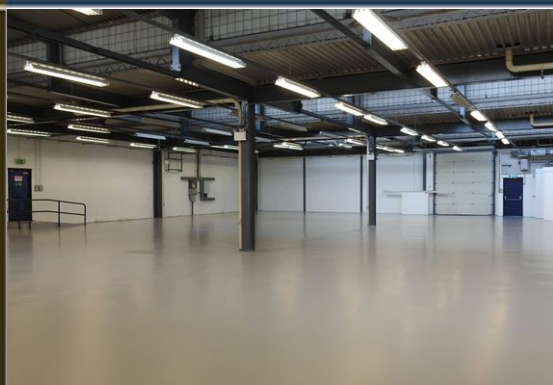




TO LET

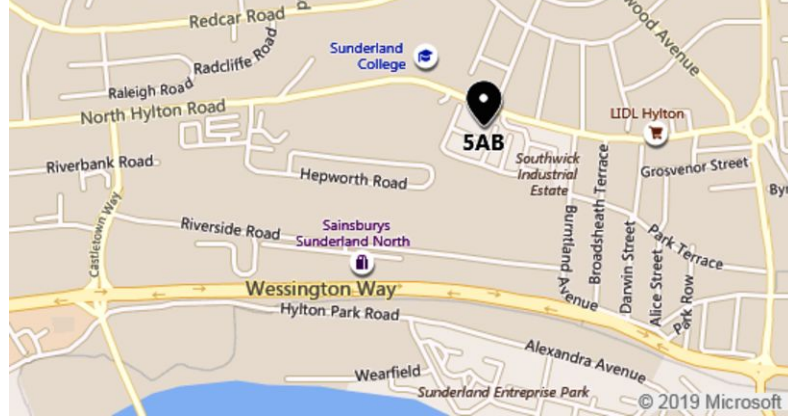
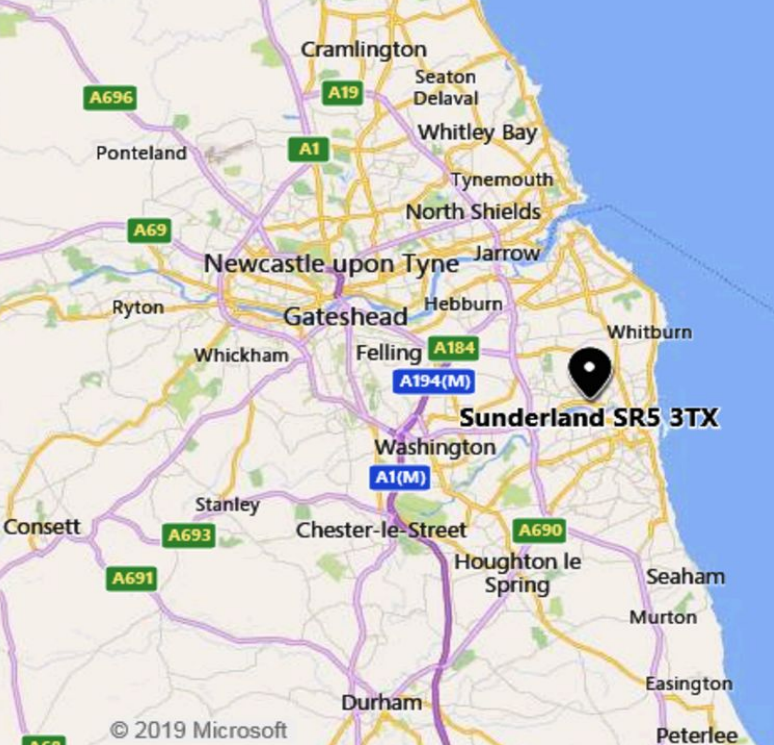
UNITS 5A&B SOUTHWICK INDUSTRIAL ESTATE

SUNDERLAND, TYNE & WEAR SR5 3TX



- Close to A1231 & A19
- Estate CCTV
- Security fencing with tenant controlled access gates
- First floor offices 1,575 sq ft (146 sq m)
- Shared parking to front/gable and demised loading access/parking to rear

WAREHOUSE / INDUSTRIAL UNIT
10,762 sq ft (999 sq m)



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

UNITS 5A&B

SOUTHWICK INDUSTRIAL ESTATE, SUNDERLAND, TYNE & WEAR



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 1 mile from the estate providing direct access to the A19, A1(M) and City Centre.

DESCRIPTION

Two storey, steel framed end terraced unit with brick/blockwork walls and insulated steel cladding above. There are offices at first floor level accessed from the front and lower level warehouse with parking and loading access to the rear. The warehouse area has north light rooflights.

SPECIFICATION

- Mains gas, electricity & water
- First floor offices
- WC facilities
- Loading door 3.2m wide by 3.5m high

EPC

The property has an Energy Performance Rating of D93. A copy of the certificate is available upon request.

LEASE TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Rent payable quarterly in advance
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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