



TO LET

BLOCKS 7-10, SOUTHWICK INDUSTRIAL ESTATE

SOUTHWICK, SUNDERLAND, TYNE & WEAR SR5 3TX



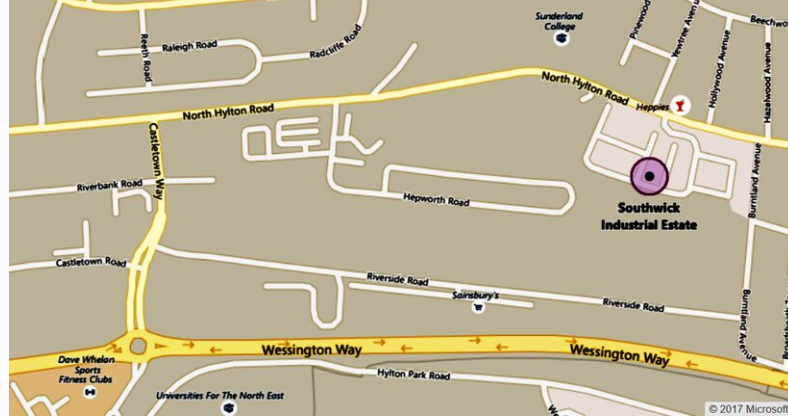
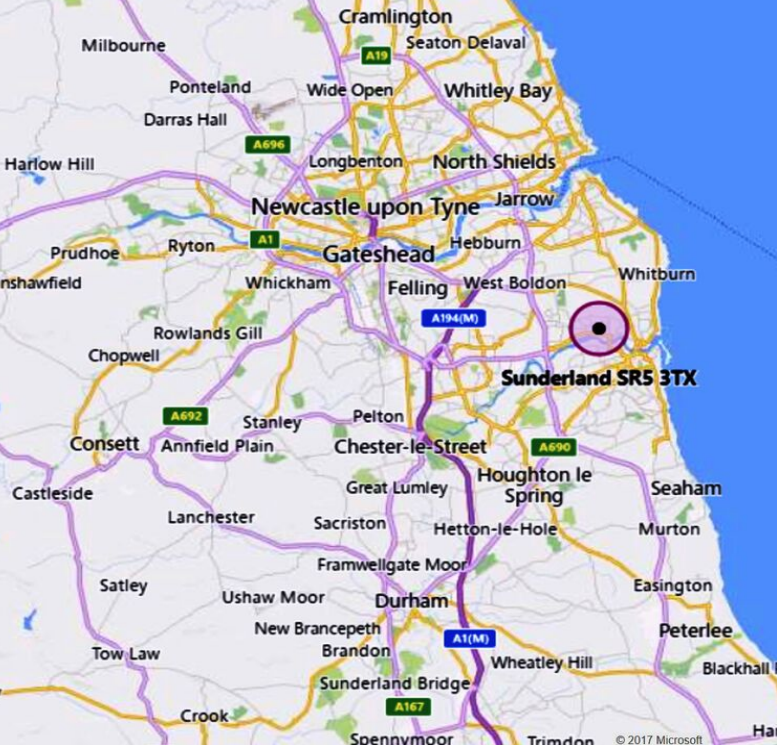
- Estate CCTV
- Security fencing
- Close to A1231 & A19
- Flexible terms
- Immediate occupation
- Adjoining units can be combined (subject to availability)



NORTHERN TRUST
WWW.NTRPROPERTIES.CO.UK

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

BLOCKS 7-10, SOUTHWICK INDUSTRIAL ESTATE

SOUTHWICK, 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

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.



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

northeast@northerntrust.co.uk

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. December 2023. Designed and produced by Creativeworld Tel: 01282 858200.

