



TO LET – RECENTLY REFURBISHED INDUSTRIAL & HYBRID UNITS

Woodbine Complex, Hendon Road, Hendon, Sunderland, SR1 2JD

Naylors 
Gavin Black
Commercial Property People

- **Newly refurbished development approximately one mile from Sunderland City Centre**
- Excellent transport links to A19 and beyond
- Estate parking and communal service yard area

Location

The subject property is located in the suburb of Hendon on Hendon Road, approximately 1 mile east of Sunderland City Centre. Hendon Road is the principal thoroughfare of Hendon and links with the A1018 Ryhope Road to the south and Wearmouth Bridge to the north. The A1231 and A19 are a short distance away meaning transport links are excellent.

Description

The property comprises several warehouse and hybrid units, arranged in an L shape with the main structure being of steel frame construction and brick elevations under a steel truss roof incorporating a

north light roof structure. Externally there is ample estate parking and secure service yard area, laid with tarmac and surrounded by palisade fencing. Double electric gates with key fob access provide ingress from and egress to Woodbine Street.

Industrial Units

Each unit provides a broadly open space with concrete floor and LED lighting along with a WC and kitchenette block to the rear. Minimum eaves height is 4.1m to the cross beams extending to a maximum of 7.66m at the apex. Each unit also has an electrically operated roller shutter door measuring 4.49m wide by 3.36m high.

Hybrid Units

Each hybrid unit has ground floor workshop space with concrete floor and LED lighting with stairs leading to a first-floor office space which is carpeted with double glazed windows and further LED lighting, along with kitchenette and W.C facilities.

The roller shutter opening into the workshop space measures 2.59m high by 3.78m wide. Minimum eaves in the workshop area is 2.53m extending to a maximum of 2.83m.

Accommodation

We have calculated the following approximate Gross Internal Areas in accordance with the RICS Code of Measuring Practice (6th Edition)

	M ²	Ft ²
Unit 2	169.73	1,827
Unit 3	179.31	1,930
Hybrid Unit (total ground and first floor)	178.05	1,917



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Quoting Rents & Availability

The units are available by way of new FRI leases for a term of years to be agreed:

		Availability
Unit 2	£14,000 per annum exclusive	Now
Unit 3	£14,000 per annum exclusive	Now
Hybrid Unit	£17,300 per annum exclusive	Q4 2023

Services

We understand that the units benefit from sub-metered electricity and mains water supplies. Interested parties are advised to satisfy themselves in this respect.

Service Charge

A Service charge is payable for estate upkeep. Details available upon request.

Rateable Value

Interested parties are advised to contact Sunderland City Council.

EPC

An EPC is available upon request.

Legal Costs

Both parties will be responsible for their own legal and professional costs in the transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing Arrangements

By appointment only with:

Duncan Christie

DD: 0191 211 1564

E: duncan@naylorsgavinblack.co.uk

Keith Stewart

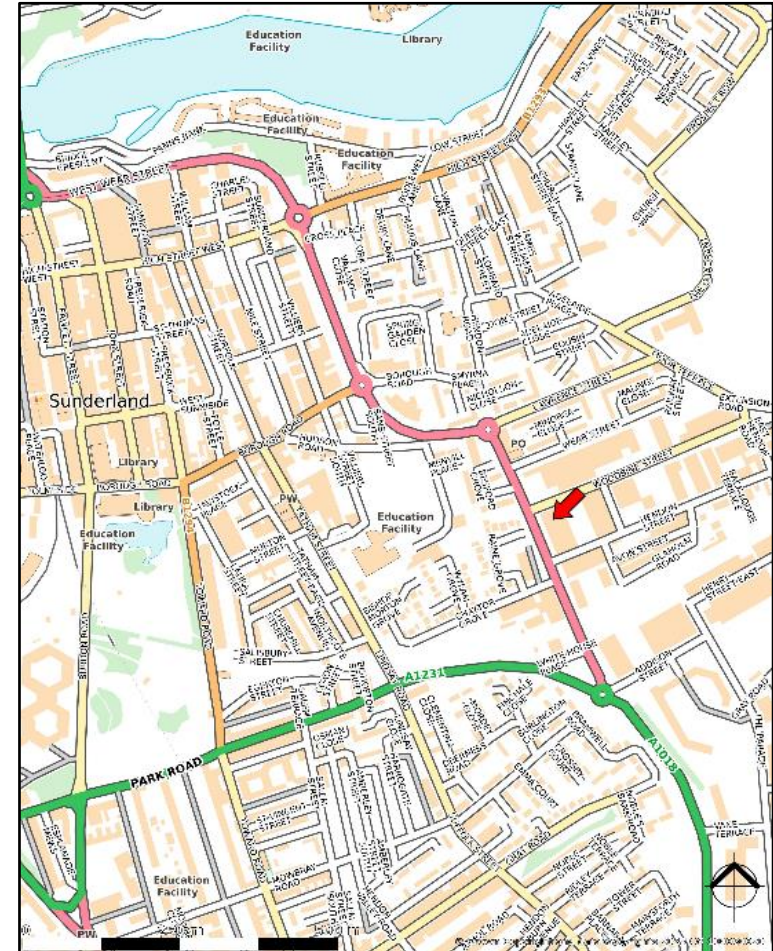
DD: 0191 211 1559

E: keith@naylorsgavinblack.co.uk



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