



Modern Refurbished Industrial Unit

4,499 Sq Ft (417.96 Sq M)

- Excellent Location
- Ample Parking
- Office and Amenity Space
- Good Links to Sunderland City Centre

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: 07841764765

Tobi Morrison
E: tobi.morrison@naylorsgavinblack.co.uk
DD: 07734229958

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Unit 15E, Southwick Industrial Estate,
Sunderland, SR5 3JG

Location

The unit is located within Southwick Industrial Estate which lies off Riverside Road immediately north of the A1231 Wessington Way which links Sunderland City Centre with the A19. The estate is only 2 miles from the junction of the A19 and the A1231 and only 1½ miles from the City Centre.

Description

The property is of steel portal frame construction with blockwork to dado level and cladding above. The unit has a profile sheet roof with circa 10% skylights and contains an insulated sectional roller door measuring 3m (wide) x 4.8m (high). Minimum eaves height extends to 4.90m to the haunch.

The unit benefits from LED lighting, concrete floor and gas blow heaters. It also contains an office block, kitchenette and male / female W.C's. Externally the unit benefits from ample estate parking.

Services

The unit is provided with mains supplies of services including three phase electricity supply.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Unit 15E	4,499	417.96

Terms

The unit is available on a new FRI lease for a term of years to be agreed.

Rent

£31,500 Per Annum

EPC

C (56).

Rateable Value

The rateable value of the unit is £22,750 (April 2023 figure).

Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT where chargeable.

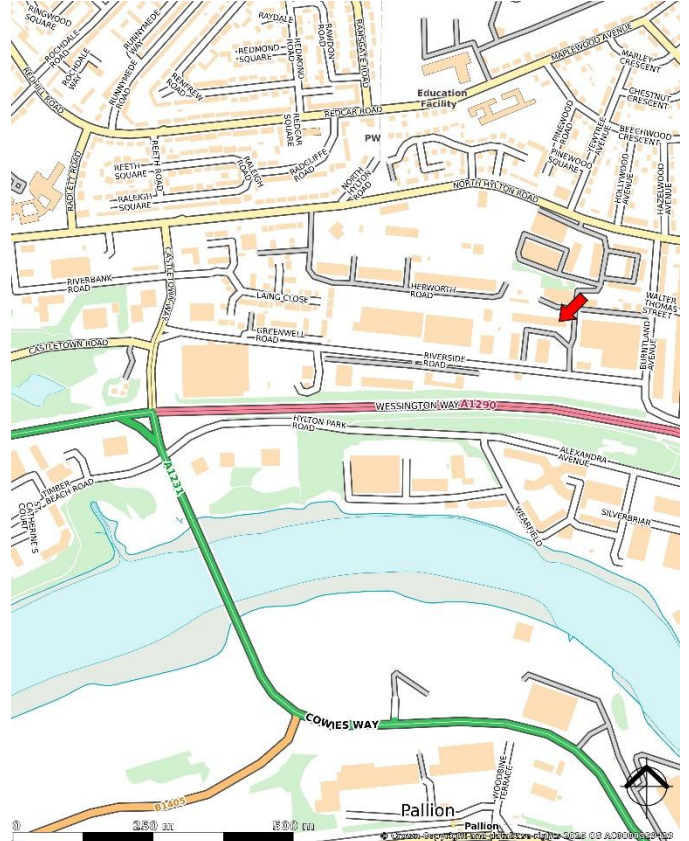
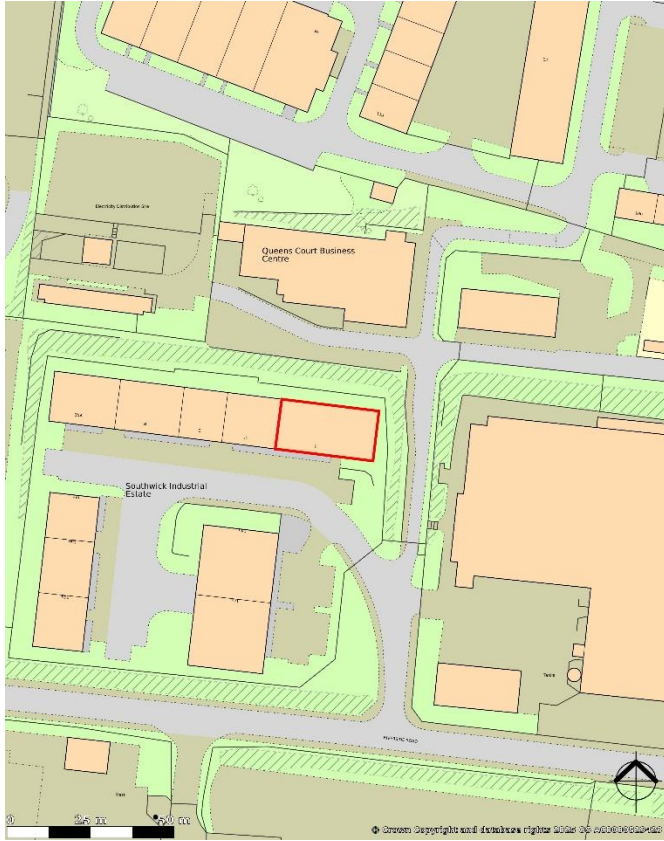
Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

TO LET

Unit 15E, Southwick Industrial Estate,
Sunderland, SR5 3JG





NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order