



Industrial/Warehouse Unit

2,700ft² (259.83m²)

- Great Yard Space
- Popular location
- Excellent Starter Unit
- Easy access to the A19

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RICS



TO LET

Unit 12D, Pennywell Industrial Estate,
Sunderland, SR4 9EW

Location

The unit is located within Pennywell Industrial Estate, which is a well-established industrial located in Sunderland lying on the edge of the town centre. The estate has excellent access to the wider north east conurbation via the A19 dual carriageway. Newcastle upon Tyne is located approximately 13 miles to the north.

Description

The unit is located at the end of a terrace of units and is of steel portal frame construction with block work walls and a metal profile sheet mono pitch roof. Minimum eaves height is 4.03m to the haunch, rising to 6.63m at the apex. The specification of the unit comprises of a single roller shutter door at the front of the property, measuring 3.59m (wide) x 3.64m (high), opening to a space soon to be refurbished with new LED lights, decoration throughout, kitchenette and male / female WCs.

Accommodation

The properties comprise the following Gross Internal Areas:

| | M ² | Ft ² |
|---------|----------------|-----------------|
| Unit 12 | 259.83 | 2,700 |

Terms

The unit is available to let on a full repairing and insuring lease for a term of years to be agreed.

Rent

The rent for the unit is £19,050.00 per annum exclusive.

Utilities

We understand the unit is connected to mains services, however we would recommend interested parties to make their own enquiries in this regard.

Rateable Value

The VOA indicates that the properties have a rateable value (from April) as follows:

| | RV |
|---------|---------|
| Unit 12 | £11,750 |

EPC

The current rating is D99 valid until 2027.

Legal Costs

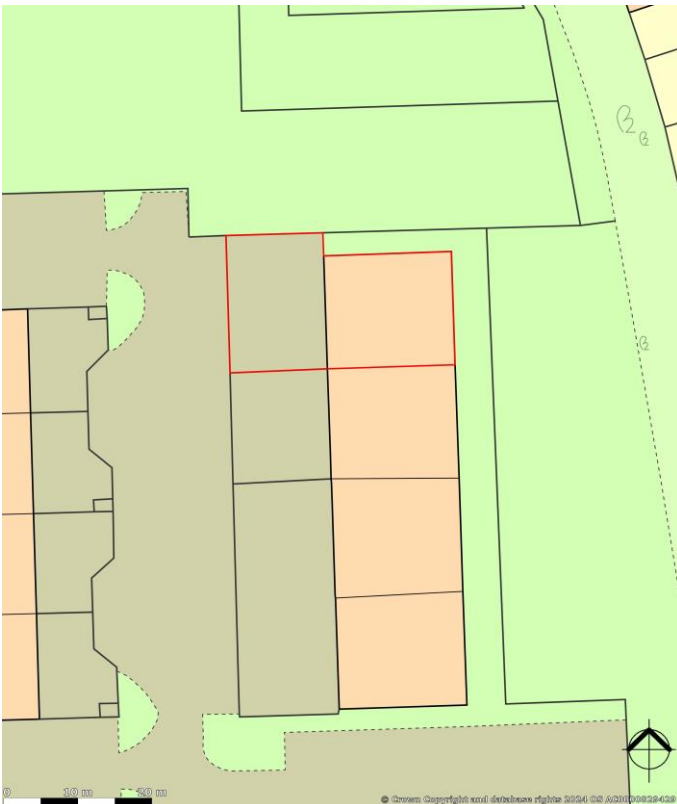
Each party to be responsible for their own legal costs incurred in this transaction.

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.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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