



## Modern Refurbished Industrial Unit

1,843 Sq Ft (171.22 Sq M)

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

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## TO LET

Unit 15C, 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 contains an insulated roller door measuring 3m(wide) x 4.5m(high). Minimum eaves height extends to 5.5m to the haunch and maximum eaves height is 6.6m at the apex.

The unit benefits from tube lighting, concrete floor and gas blow heaters. It also contains an office space 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 (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Warehouse Space	1690.4	157.04
Office	152.6	14.175
Total	1843	171.22

### Terms

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

### Rent

£15,920 Per Annum

### EPC

C (66).

### Rateable Value

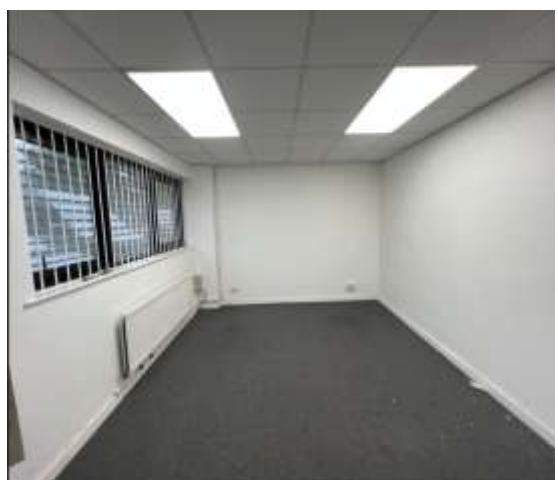
Please contact Naylors Gavin Black.

### Legal Costs

Each party to bear their own legal costs.

### VAT

All figures quoted are exclusive of VAT where chargeable.



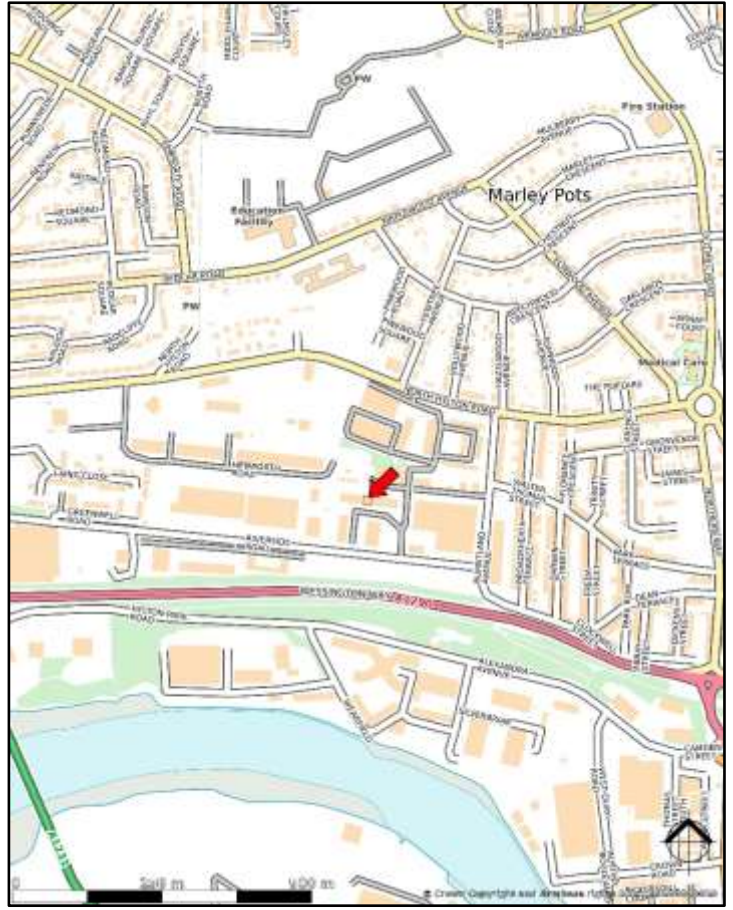


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