



Semi-Detached Industrial Unit

10,484 Sq Ft (973.96 Sq M)

- External secure private yard space
- Rarely available
- Subject to a degree of refurbishment
- Excellent access to A19, port and city centre

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Location

Lisburn Terrace is located just off Pallion New Road which is accessed from the A1231, one of the main thoroughfares into Sunderland providing access to the city centre, Port of Sunderland and Wessington Way via the Northern Spire Bridge. The immediate area surrounding the property is historically industrial in nature, however there has been some recent development including a new housing estate, Buzz Bingo Hall and the nearby proposed film studio development at Pallion Engineering.

Description

The property is a semi detached industrial unit of steel frame and brick construction with clad elevations, along with a metal profile sheet clad roof, with a further element of recently re-covered flat roof to the western elevation. Internally the warehouse space has concrete flooring and has recently been rewired with new distribution board and high bay LED lighting, two roller shutter doors provide access to the warehouse, one measuring 4.27m wide x 4.18 m high and the other 4.26m wide x 4.62 m high. The warehouse has a split floor level with one roller shutter providing access to the main floor with the second providing access to a sunken dock loading area. Maximum eaves height of the main floor area is 8.40 m to the apex with minimum eaves height being 4.66m to the underside of the valley gutters.

To the rear of the warehouse area are steps which lead to an external exit to the yard space. There is also a raised amenity block. Access to this block is currently to the rear of the property, however a new opening could be created from the warehouse, with stairs providing access to the toilet and kitchen block.

Externally to the southern elevation of the building is an irregular shaped concrete yard area which is

fenced with metal palisade fencing, with double gates providing access from Lisburn Terrace. The yard space contains a porta cabin which provides office, kitchen and W.C space.

Services

We understand the property benefits from mains supplies of electricity and water, however we advise any interested parties make their own investigations in this matter.

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
Warehouse	9,887	918.5
Amenity Block	576	53.51
Yard Access Lobby	21	1.95
Total	10,484	973.96

Terms

The property is available by way of a new FRI lease for a term of years to be agreed.

Price

£60,000 per annum exclusive.

EPC

The property has a rating of B(47).

Rateable Value

The property has a current rateable value April 2023 of £26,500

Legal Costs

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

VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).







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