



TO LET

Warehouse / Industrial Unit UNIT 2a

Wellmere Road, Leechmere Industrial Estate, Sunderland SR2 9TT

- Undergoing refurbishment
- Located 2 miles south of Sunderland City Centre
- Established industrial estate
- Office/WC
- 9 metre eaves
- **Approx. 440 sq m (4,737sq ft)**

Contact: Jonathan Simpson

Email: jonathan@cpne.co.uk

Tel: 01642 704931

Connect Property North East
4 Halegrove Court
Cygnets Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

Leechmere Industrial Estate is situated approximately 2 miles south of Sunderland City Centre, forming part of the Grangetown area of the City. Ryhope Road (A1018) is immediately to the east and is a main arterial route into the City Centre from the south. It also links with Queen Alexandra Road (B1405) which provides links with the A690 and ultimately the A19 (3.5 miles) and A1(M) (8.5 miles) trunk roads to the west.

Leechmere is one of the most popular estates in Sunderland. There is a significant retail and trade counter presence on the Estate with occupiers including the likes of Jewson and Screwfix. In the immediate vicinity there is a Trade Point DIY Store, Asda Superstore, Family Public House, LIDL and McDonalds Drive-thru.

The subject site is situated on Wellmere Road.

DESCRIPTION

The property comprises a steel portal framed industrial/warehouse unit to an eaves height of approximately 9 metres, beneath a pitched roof.

The building is constructed in four bays and is currently undergoing a major refurbishment.

ACCOMMODATION

Workshop	440 sq m	4,737 sq ft
----------	----------	-------------

TERMS

The building is available at an asking rent of £23,500 per annum

BUSINESS RATES

Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be available upon application.

LEGAL COSTS

Each party is responsible for their own legal costs incurred with any transaction.

VIEWING

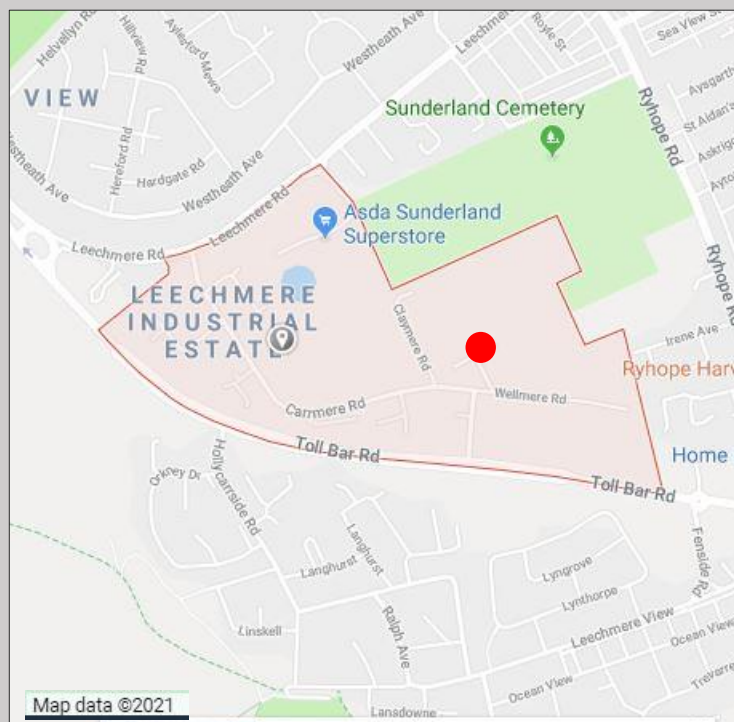
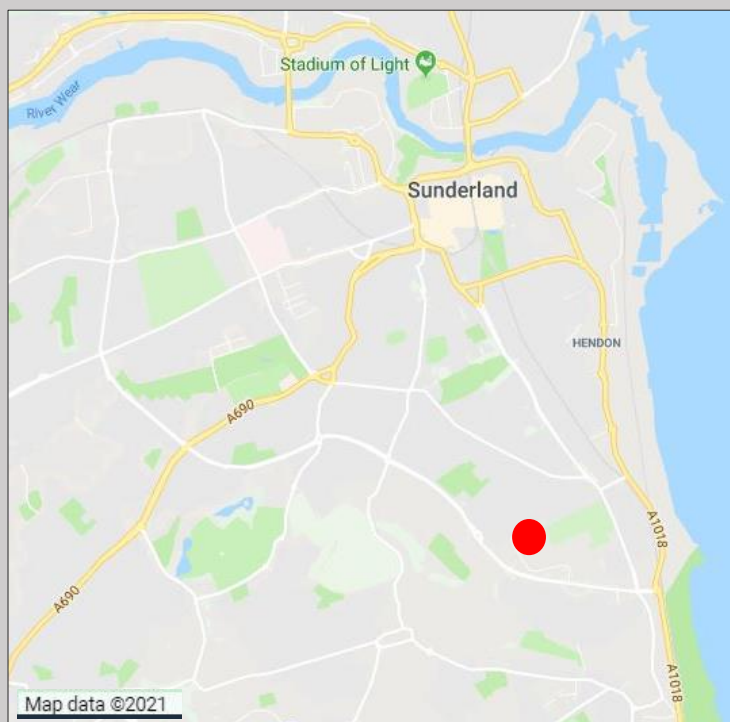
Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk

Tim Carter ddl: 01642 602001

Email: tim@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk