

An aerial photograph of an industrial estate. A large building with a white corrugated metal roof and red brick walls is outlined in red. To its right is a larger, older building with a grey roof and exposed wooden beams. In the background, there's a parking lot with a white bus, a grey fence, and a river. The foreground shows green trees and a road.

To Let

Lisburn Terrace West

Sunderland, SR4 6UJ

 **naylors**

To Let

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



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 comprises:

- Semi-detached industrial unit of steel frame and brick construction with clad elevations and metal profile sheet clad roof.
- Concrete flooring and recently rewired with new distribution board and high bay LED lighting.
- Two roller shutter doors measuring 4.27m x 4.18m and 4.26m x 4.62m.
- Maximum eaves height of 8.40m to the apex with minimum being 4.66m to the underside of the valley gutters.
- External yard space and raised amenity block fenced with palisade fencing and double gates.

Accommodation

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

Warehouse:	9,887 sq ft	(918.5 sq m)
Amenity Block:	576 sq ft	(53.51 sq m)
Yard Access Lobby:	21 sq ft	(1.95 sq m)
Total:	10,484 sq ft	(973.96 sq m)

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.

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.

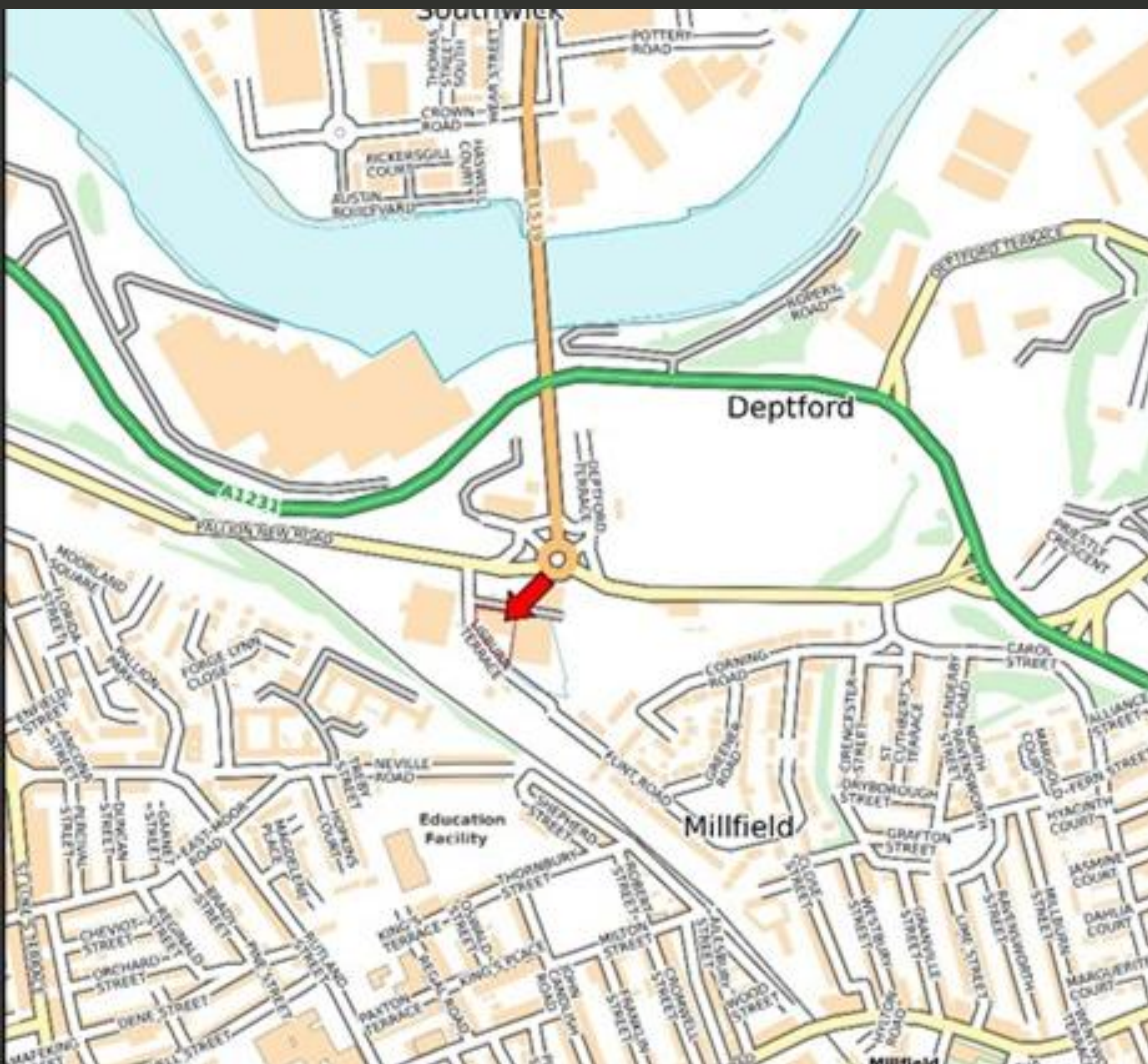
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors 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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