



To Let

Lisburn Terrace East

Sunderland, SR4 6UJ

 **naylors**

To Let

To be Comprehensively Refurbished with Large Secure Yard

10,000 Sq Ft

- Semi-detached industrial unit
- Large secure yard of circa 0.65 acres
- Available circa Q4 2026
- Potential for tenant to have input into final specification

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 will comprise:

- Semi-detached industrial unit of steel frame and brick construction with clad elevations and metal profile sheet clad roof.
- The space can include kitchenette and amenity space along with office block.
- Currently comprises two 10,000 sqft bays, one of which will be demolished to create a smaller unit and larger yard of circa 0.65 acres.
- Could also be combined with adjacent property to combine a unit of cover 20,000 sqft with additional yard space.

Accommodation

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

10,000 sqft (929 sq m) (Draft subject to final refurbishment)

Terms

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

Rent

Quoting £100,000 per annum exclusive.

Services

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

EPC

To be completed once the refurbishment has taken place.

Rateable Value

Please contact the relevant local authority.

Legal Costs

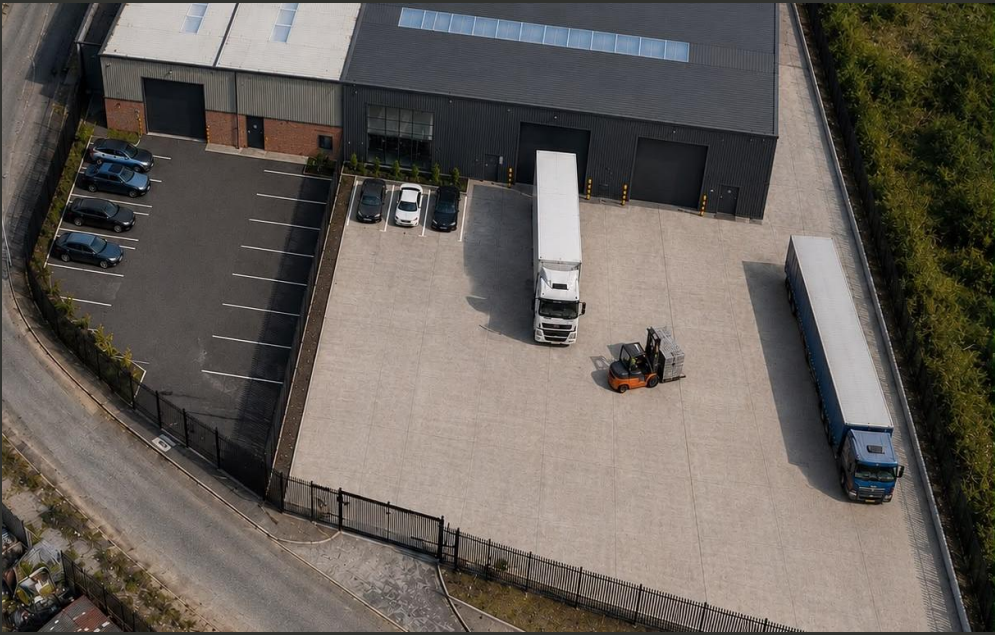
Each party to be responsible for their own legal costs incurred in this transaction.

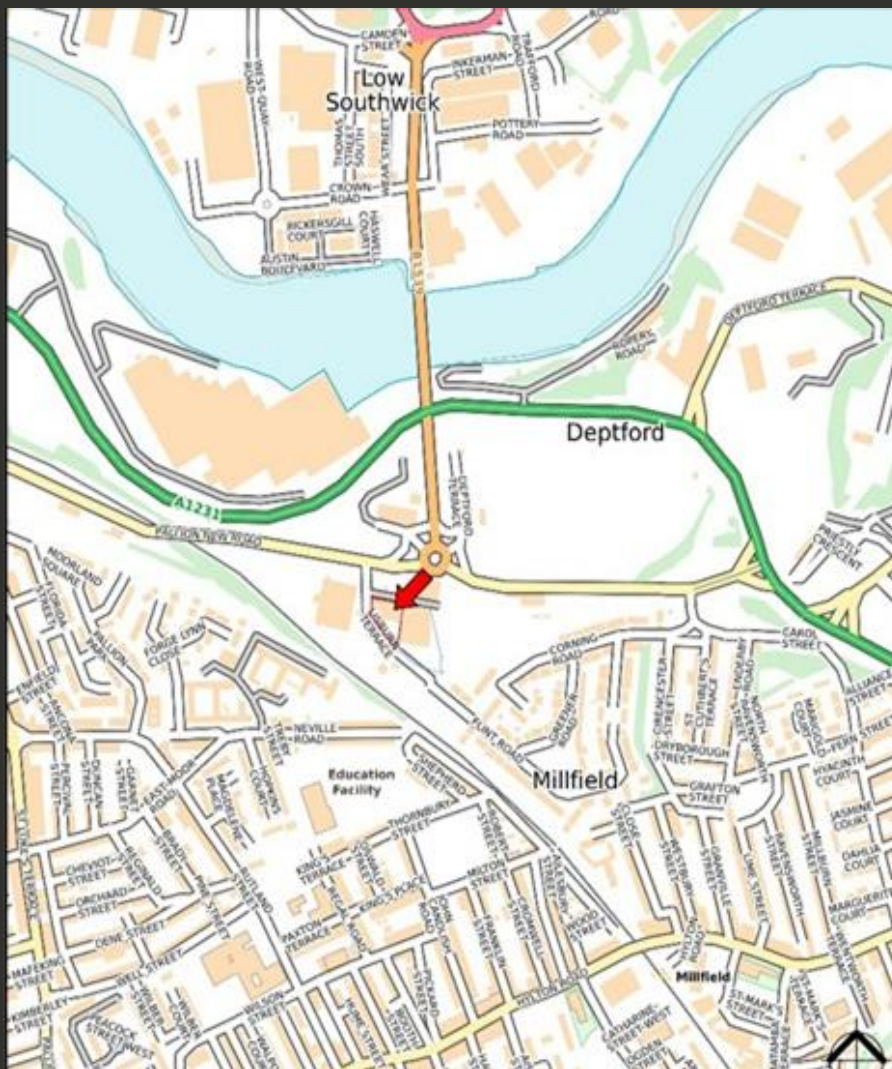
VAT

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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