



**To Let**

## **Unit 6, Woodbine Complex**

Hendon Road, Hendon, Sunderland, SR1 2JD

 **naylors**

# To Let

## Recently Refurbished Industrial/Hybrid Unit

1,917 Sq Ft (178.05 Sq M)

- Recently refurbished development approximately one mile from Sunderland City Centre
- Excellent transport links to A19 and beyond
- Estate parking and communal service yard

### Location

The subject property is located in the suburb of Hendon on Hendon Road, approximately 1 mile east of Sunderland City Centre. Hendon Road is the principal thoroughfare of Hendon and links with the A1018 Ryhope Road to the south and Wearmouth Bridge to the north. The A1231 and A19 are a short distance away meaning transport links are excellent.

### Description

The property comprises the following:

- Ground floor workshop with concrete floor and LED lighting.
- First floor office space which is carpeted with double glazed windows, LED lighting, kitchenette and WCs.
- Roller shutter opening onto workshop measuring 2.9m x 3.78m.
- Minimum eaves of 2.53m extending to 2.83m.
- Ample estate car parking.
- Secure service yard laid with tarmac and surrounded by palisade fencing.

### 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:

|                |                    |                      |
|----------------|--------------------|----------------------|
| <b>Unit 6:</b> | <b>1,917 sq ft</b> | <b>(178.05 sq m)</b> |
|----------------|--------------------|----------------------|

### Terms & Quoting Rent

The unit is available by way of new FRI lease for a term of years to be agreed at an annual rental of £18,000 exclusive.

### Services

We understand that the unit benefits from sub-metered electricity and mains water supplies. Interested parties are advised to satisfy themselves in this respect.

### Service Charge

A service charge is payable for estate upkeep. Details available upon request.

### EPC

C (63).

### Rateable Value

The Rateable Value (April 2026) is £10,500.

### Legal Costs

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

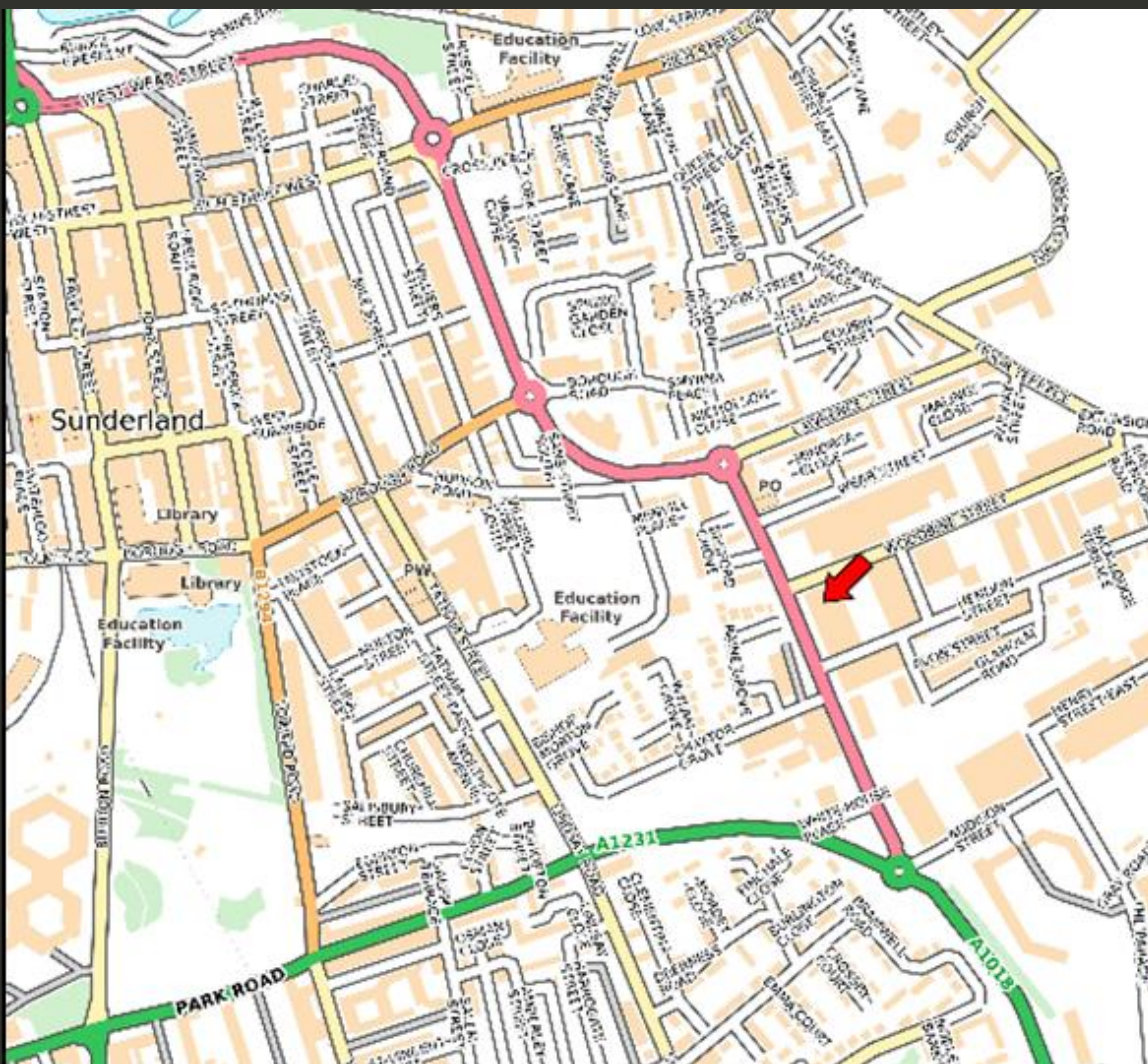
### VAT

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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