

To Let



Unit 16A Southwick Industrial Estate

Sunderland, SR5 3JT

 **naylors**

To Let

Modern Industrial Unit

2,860 Sq Ft

- Excellent location
- Easy access to Sunderland City Centre & A19
- Modern industrial unit with offices & parking

Location

The property is located within Southwick Industrial Estate which lies off Riverside Road, immediately north of the A1231 Wessington Way which links Sunderland City Centre with the A19. The estate is only 2 miles from the junction of the A19 and the A1231 and only 1½ miles from Sunderland city centre.

Description

The property is of steel portal frame construction with blockwork to dado level and cladding above. It has a profile sheet roof with circa 10% skylights and contains an insulated sectional roller door measuring 2.99m (wide) x 4.5m (high). Minimum eaves height extends to 4.90m at the haunch, with maximum eaves height being 6.5m at the apex.

The unit benefits from fluorescent tube lighting, concrete flooring and gas blow heaters. It has male and female W.C's and a kitchenette. There is also an office space with suspended ceiling, LED lighting and carpeted flooring. Stairs provide access to an additional storage mezzanine above the office block. Externally the unit benefits from parking to the front elevation.

Services

The unit is provided with mains supplies of services including three phase electricity supply.

Accommodation

Ground Floor	2,515sq ft
Mezzanine	345 sq ft
Total	2,860 sq ft

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed at a rental of £21,500 per annum exclusive.

Rateable Value

£16,250 (April 2026 List).

EPC

E (101).

Legal Costs

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

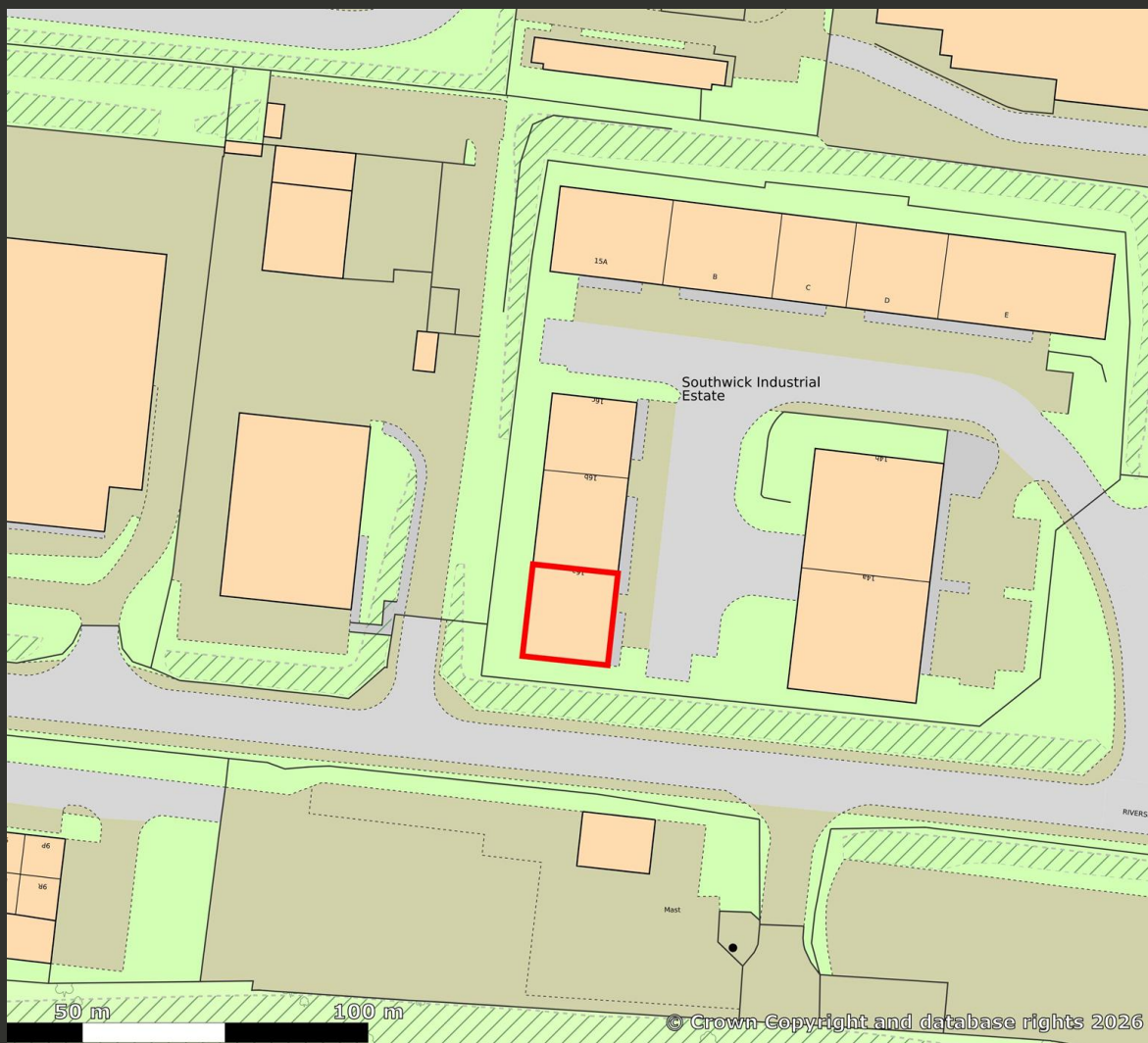
VAT

All figures quoted are exclusive of VAT where chargeable.

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 purchaser(s).





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