

**Devere
Buildings**

TO LET MAY SPLIT

Prime Distribution Warehouse with Extensive Yard, Loading & Parking

Subject to Refurbishment

Devere Buildings, Riverside Road, Southwick Sunderland [SR5 3JG](#)

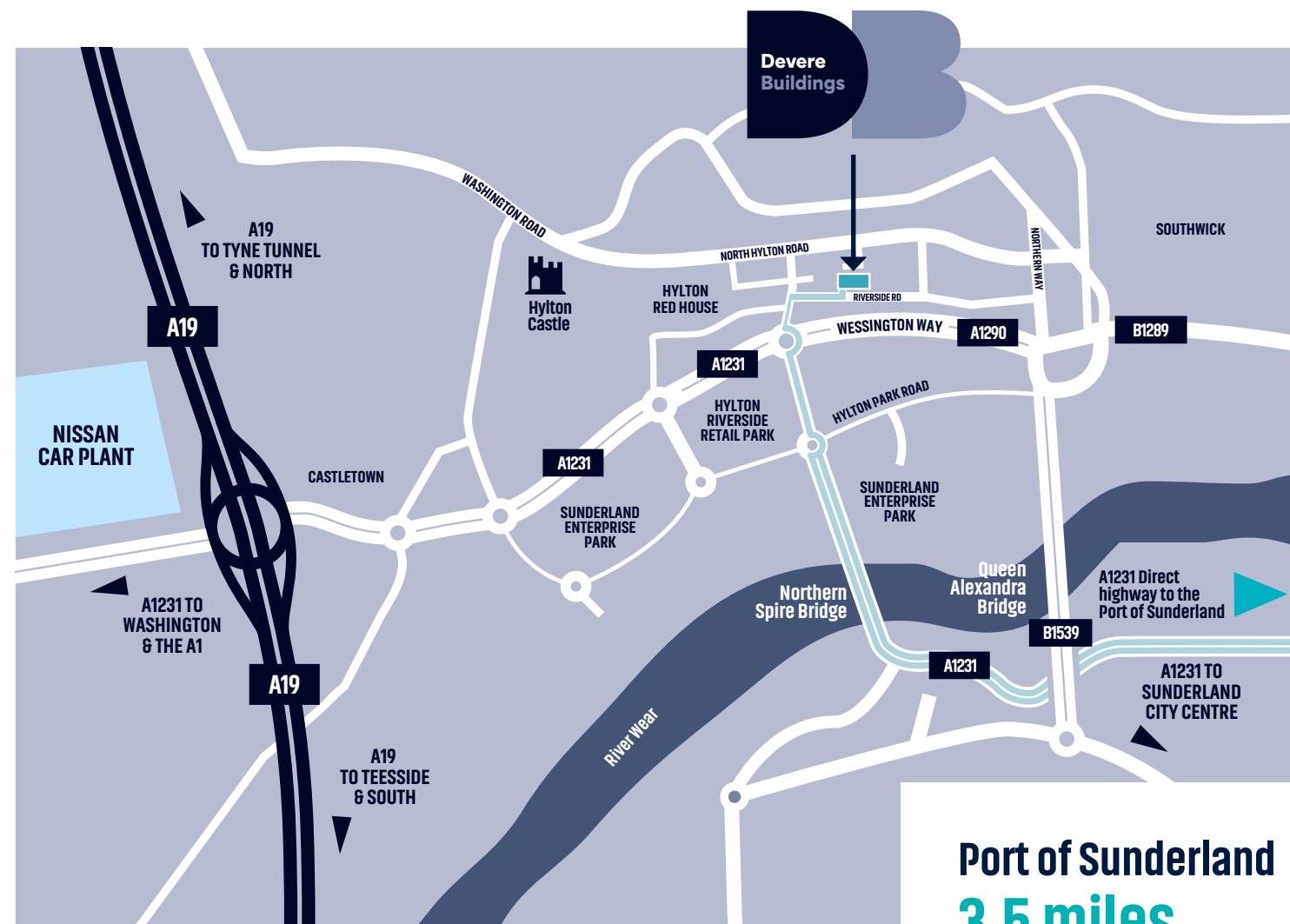


Total Site Area approx
4.5 acres

Location

The property sits on Riverside Road which runs parallel to the A1231 Wessington Way within half a mile of the A19 and 1 mile from Nissan Car Plant.

Adjoining the site is a recent housing development and is also opposite a **Sainsbury's Supermarket** in a mixed use area.



Port of Sunderland
3.5 miles
10 mins drive

SR5 3JG



**A1231 Direct highway to
the Port of Sunderland**

Northern Spire Bridge

A19 North & South

Sainsbury's North

Nissan Car Plant



Surrounding businesses

- + Nissan Car Plant
- + Sainsbury's
- + Clearly Drinks
- + CrownWorks Film Studios
- + Sunderland Port
- + Royal Mail
- + Hylton Riverside Retail Park
- + Pallion Industrial Estate
- + Sunderland Enterprise Park

Description

- + The main warehouse is constructed in **3 bays** with an **eaves height of 8 metres** and a **max height of 8.5m**
- + The warehouse has **vehicle access points to the front**
- + Adjoining is a loading bay with **6 Tail Dock loading bays**
- + The office block to the front elevation is **2 storeys in height** with the ground floor comprising works offices and the first floor is currently fitted out as a furniture showroom
- + The property has been **entirely reroofed**
- + Externally, the property sits on a **site totalling approximately 4.5 acres** with **concrete roadway and yard with access right around the building**. To the front is a **block paved parking area**

Full circulation around the building

Potential to split
(subject to agreement)

Extensive parking

Suitable for:

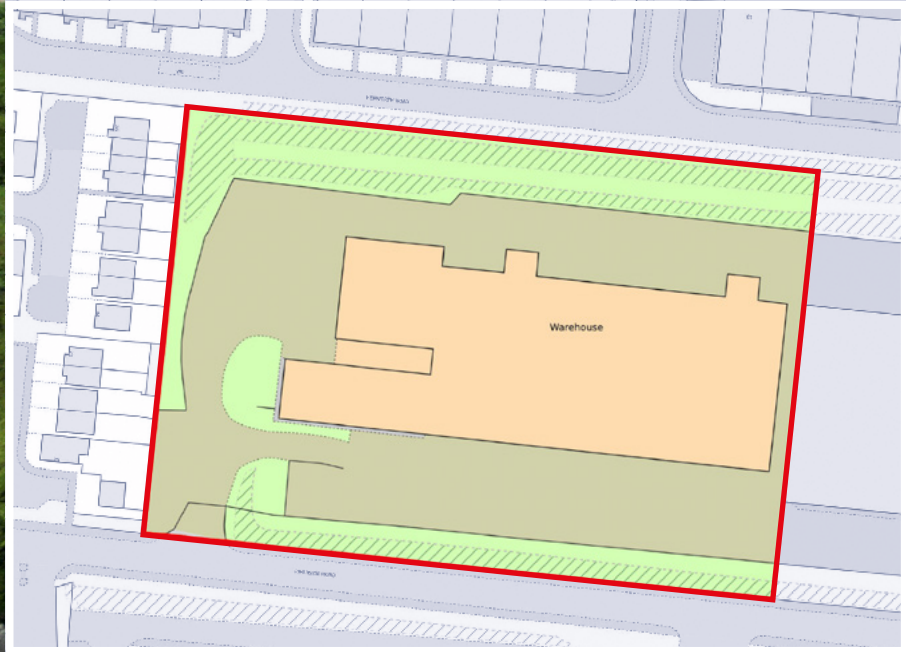
- + Distribution
- + Logistics
- + Manufacturing
- + Last mile delivery
- + Storage
- + Trade counter
- + Assembly
- + Engineering

Devere Buildings



Accommodation

ACCOMMODATION	SQ FT	SQ M
Warehouse	39,364	3,657
Dispatch Bays	963	89.5
Loading Dock	6,620	615
Ground Floor Office	5,721	531.5
First Floor Office/Showroom	5,943	552
TOTAL GIA	58,611	5,445



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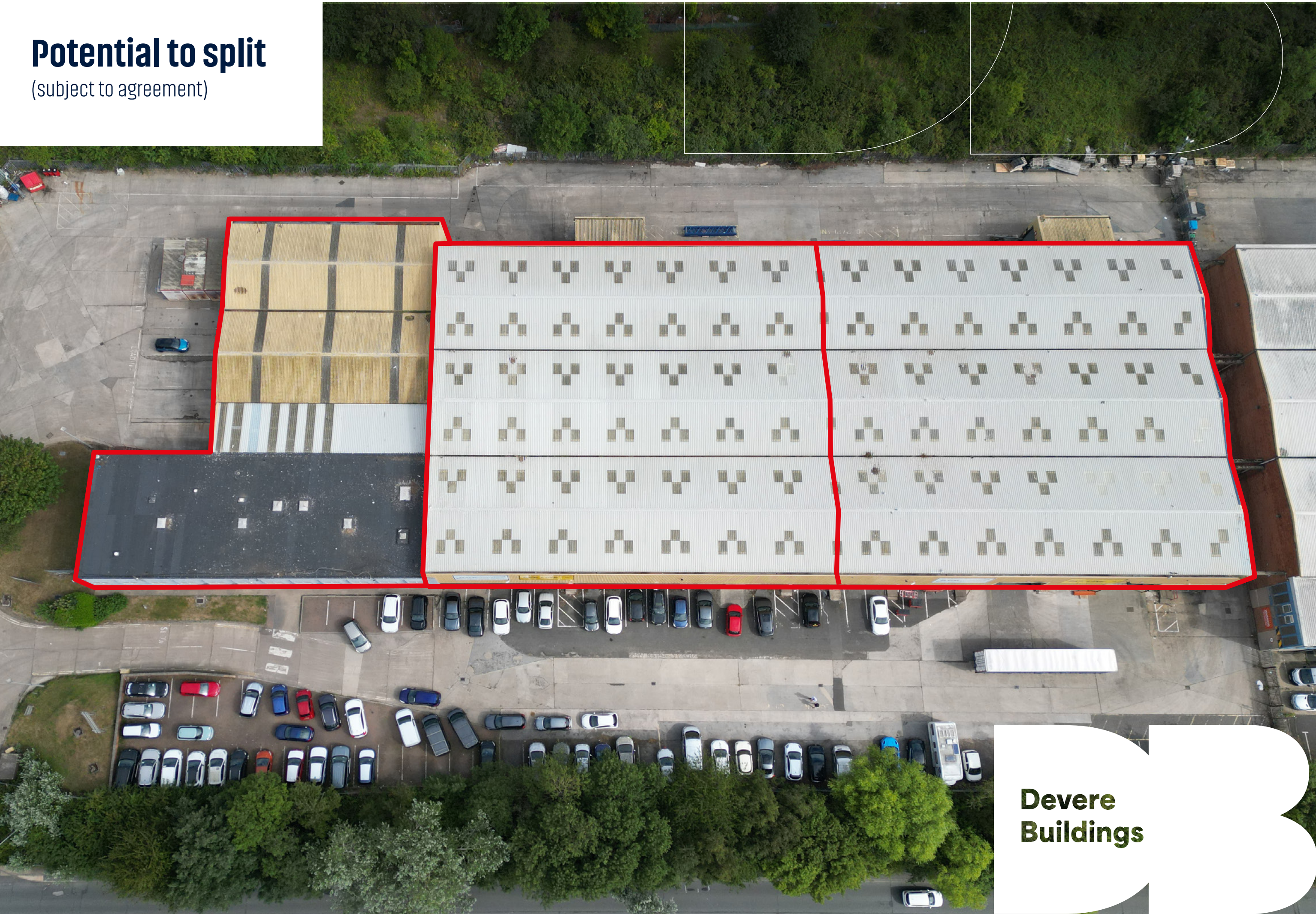


Potential refurbishment

Subject to final plans and agreed specification



Potential to split
(subject to agreement)



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EPC

Rating – C (61)

Quoting rent

POA

Availability date

Immediate, subject to agreed terms and agreed specification.

Potential opportunity to split

Subject to negotiation and subsequent agreement of terms, the building can be split into two roughly equal sized demises, dependent on tenant requirements.

**For further information
or to arrange a viewing
please contact:**

 **naylors**

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