



TO LET - MODERN EXTENSIVE FACTORY WITH OFFICES AND YARD – SUBJECT TO REFURBISHMENT

Unit 8, West Quay Court, Sunderland Enterprise Park, Sunderland, SR5 2TE

Naylors 
Gavin Black
Commercial Property People

MODERN EXTENSIVE FACTORY WITH OFFICES AND YARD

- 9,202 m² (99,049 ft²)
- Modern factory unit
- Close to A1231, A19 and Tyne Tunnel
- Close to Sunderland City Centre and Nissan
- Excellent labour pool
- Close to local amenities

Location

The property is located within Hylton Riverside Business Park which is a mixed use estate housing industrial and office properties alongside retail and leisure uses.

West Quay Court is located on the north bank of the River Wear to the junction of West Quay Road and Crown Road on the Sunderland Enterprise Park. The site overlooks the river and is approximately 1 mile west of Sunderland City Centre. It benefits from excellent transportation links with the A19 approximately 1 mile to the west via the A1241 Wessington Way.

Description

The property provides a modern factory unit with extensive office and staff facilities. The property will undergo a refurbishment programme which a full specification can be provided. The unit currently provides the following outline specification:

- Steel frame construction
- Ambirad heating
- Minimum eaves height of 8.5m
- Loading doors to north, south and west elevations
- Extensive secure yard with separate access
- Extensive power supply
- First floor offices with a mix of separate and open plan
- Canteen and WC facilities
- Double glazed windows
- Car parking for approximately 140 cars

Accommodation

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

Area	m ²	ft ²
Production	7,623	82,049
Ground Floor Offices	73	788
First Floor Offices	1,506	16,202
Total GIA*	9,202	99,049

Subject to final measurement following refurbishment

Tenure

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£590,000 per annum exclusive.



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Rateable Value

The VOA describes the property as 'Factory and Premises'.

Rateable Value (2017 List): £295,000

EPC

Please contact the agents for further details.

Legal Costs

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

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

For further information please contact:

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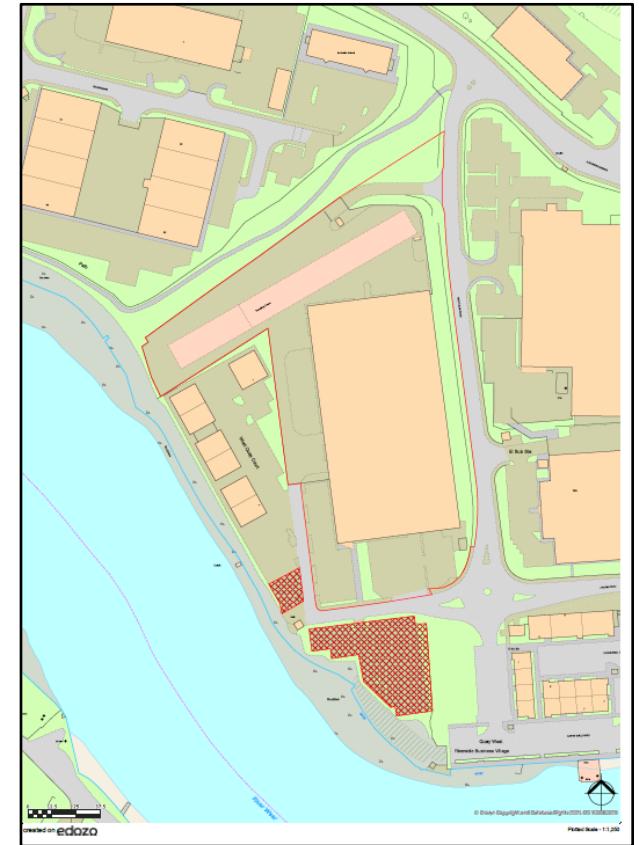
Email: Duncan@naylorsgavinblack.co.uk

Or our joint agent Avison Young:

Danny Cramman

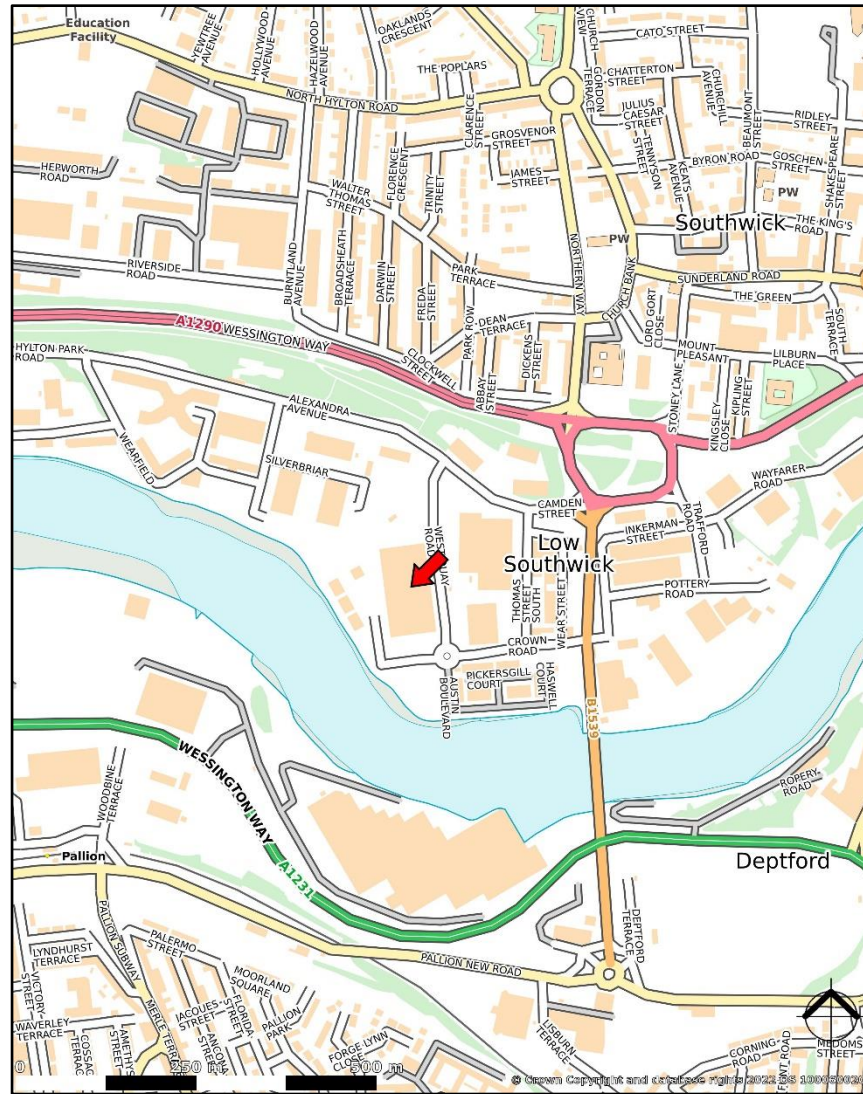
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