



## Industrial Unit

1990 Ft<sup>2</sup> (185 m<sup>2</sup>)

- Available Now
- To let as an Assignment or Sublease
- Office and Warehouse Space
- Parking at the front of unit
- New Lease may be available with Landlord approval.

For further information please contact:

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### 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 the 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 with the unit containing 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. The unit has male and female W.Cs and a kitchenette. Externally, the unit benefits from parking to the front.

### Services

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

### EPC

EPC Rating of C66 (April 2023 to present).

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following gross internal area.

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Unit 15C	185	1,990

### Terms

The unit is available by way of an assignment or sublet. With the current lease expiring on the 10<sup>th</sup> March 2026.

### Rent

Quoting £12,935 per annum exclusive for an assignment or sublet.

OR

Quoting £14,500 per annum exclusive for a new FRI lease. Subject to landlord satisfaction with length of term and covenant strength.

### Rates

Please contact Naylor's Gavin Black Agent.

### Legal Costs

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

### Money Laundering

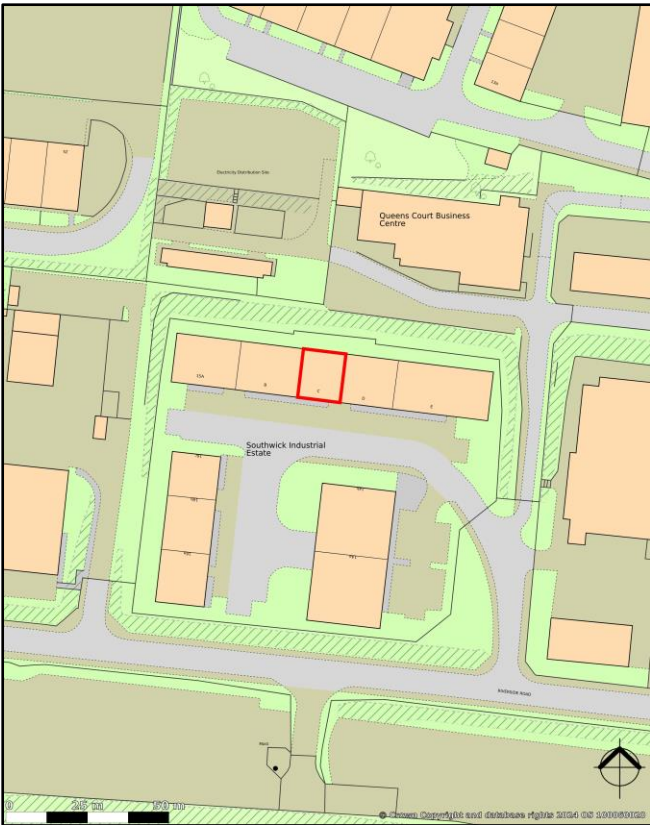
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### **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 Institution 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.



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