



To Be Comprehensively Refurbished With Potential To Create Large Secure Yard

10,000 – 20,000 Sq Ft

- Semi detached industrial unit
- Rarely available – potential to create large yard of up to 0.65 acres
- Final specification to be agreed
- Potential for tenant to have input into final specification

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Location

Lisburn Terrace is located just off Pallion New Road which is accessed from the A1231, one of the main thoroughfares into Sunderland providing access to the city centre, Port of Sunderland and Wessington Way via the Northern Spire Bridge. The immediate area surrounding the property is historically industrial in nature, however there has been some recent development including a new housing estate, Buzz Bingo Hall and the nearby proposed film studio development at Pallion Engineering.

Description

The property will comprise a semi detached industrial unit of steel frame and brick construction with clad elevations, along with a metal profile sheet clad roof.

Internally the space can include kitchenette and amenity space along with office block.

The property currently comprises of two 10,000 sq ft bays. One of which could be demolished to create a smaller unit and larger yard area of up to 0.65 acres.

The property could also be combined with the adjacent property to create a combined unit of over 30,000 sq ft along with a larger yard space.

Our client is open to discussions with serious parties to agree the final specification of the property to suit the proposed use.

Services

We understand the property will benefit from mains supplies of electricity and water, however we advise any interested parties make their own investigations in this matter.

Accommodation

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

	Sq Ft	Sq M
Bay 1	Circa 10,000	Circa 929
Bay 2	Circa 10,000	Circa 929
Total	Circa 20,000	Circa 1858

Terms

The property is available by way of a new FRI lease for a term of years to be agreed.

Rent

£POA dependant on final agreed size and specification.

EPC

To be completed once the refurbishment has taken place.

Rateable Value

Please contact the relevant local authority.

Legal Costs

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

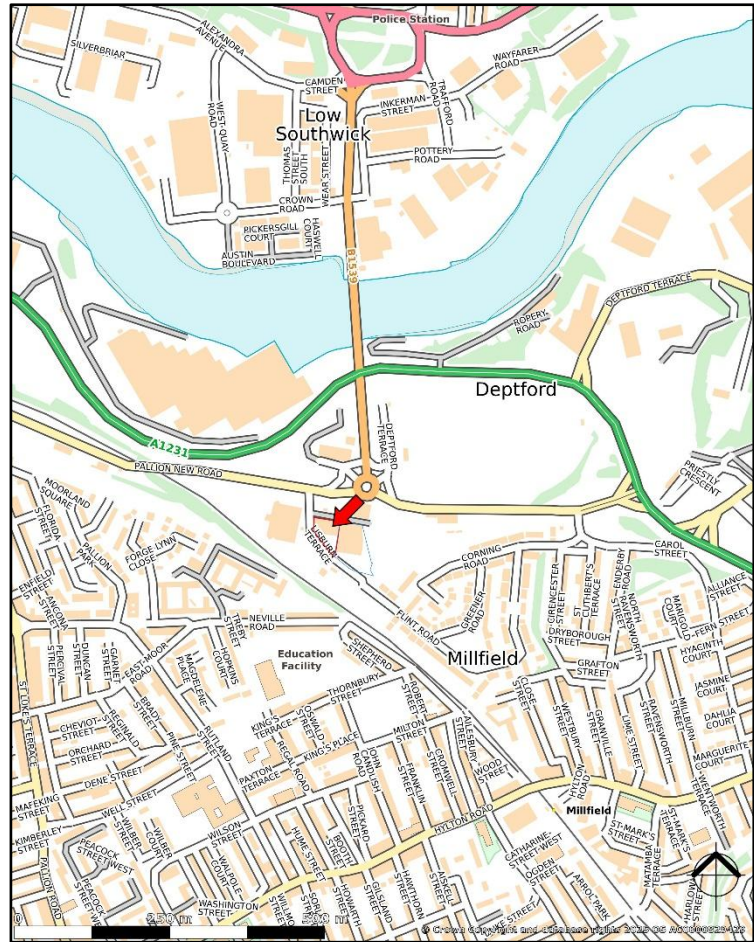
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP 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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