



**TO LET – RECENTLY REFURBISHED INDUSTRIAL/HYBRID
UNIT**

Woodbine Complex, Hendon Road, Hendon, Sunderland, SR1 2JD

**Naylor
Gavin Black**
Commercial Property People

- Recently refurbished development approximately one mile from Sunderland City Centre
- Excellent transport links to A19 and beyond
- Estate parking and communal service yard area

Location

The subject property is located in the suburb of Hendon on Hendon Road, approximately 1 mile east of Sunderland City Centre. Hendon Road is the principal thoroughfare of Hendon and links with the A1018 Ryhope Road to the south and Wearmouth Bridge to the north. The A1231 and A19 are a short distance away meaning transport links are excellent.

Description

The property comprises several warehouse and hybrid units, arranged in an L shape with the main structure being of steel frame construction and brick elevations under a steel truss roof incorporating a north light roof structure. Externally there is ample estate parking and secure service yard area, laid with tarmac and surrounded by palisade fencing. Double electric gates with key fob access provide ingress from and egress to Woodbine Street.

The hybrid unit has ground floor workshop space with concrete floor and LED lighting with stairs leading to a first-floor office space which is carpeted with double glazed windows and further LED lighting, along with kitchenette and W.C facilities.

The roller shutter opening into the workshop space measures 2.59m high by 3.78m wide. Minimum eaves in the workshop area is 2.53m extending to a maximum of 2.83m.

Accommodation

We have calculated the following approximate Gross Internal Areas in accordance with the RICS Code of Measuring Practice (6th Edition)

| | M² | Ft² |
|---|----------------------|-----------------------|
| Hybrid Unit (Unit 6) (total ground and first floor) | 178.05 | 1,917 |

Quoting Rents & Availability

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

| | | Availability |
|----------------------|-----------------------------|--------------|
| Hybrid Unit (Unit 6) | £18,000 per annum exclusive | Now |



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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Services

We understand that the unit benefits from sub-metered electricity and mains water supplies. Interested parties are advised to satisfy themselves in this respect.

Service Charge

A Service charge is payable for estate upkeep. Details available upon request.

Rateable Value

Unit 6 - £7300 (February 2024)

EPC

Unit 6 – C (63)

Legal Costs

Both parties will be responsible for their own legal and professional costs in the transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing Arrangements

By appointment only with:

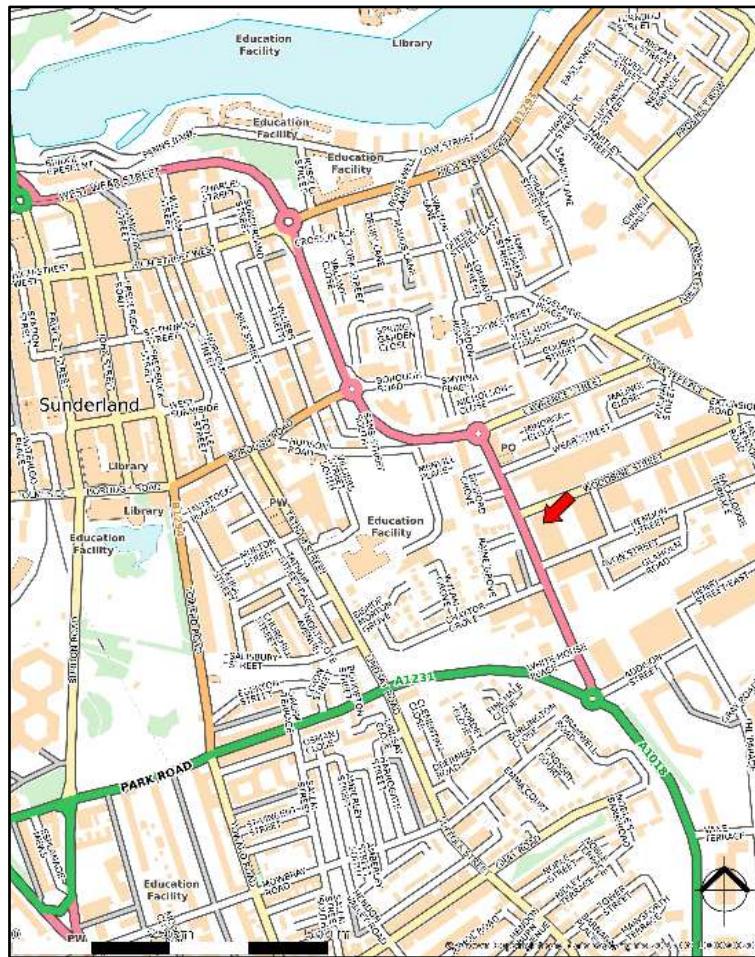
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