

Sunderland: 0191 5658844
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To Let

Industrial/Warehouse

Units 6a & 6b Southwick Industrial Estate
Sunderland
SR5 3TX

- 2 adjoining industrial units
- Totalling **9255 ft2 (860 m2)**
- **Unit 6A - 5516 ft2 (512 m2)**
- **Unit 6B - 3791ft2 (352 m2)**
- Well located just off **A1231**
- Very good Access to **A19 and A1M**

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Southwick Industrial Estate lies on the Northern bank of the River West just off North Hylton Road and provides very good access to Sunderland City Centre, Washington and the regional and national road networks via the **A1231**, the **A19** and **A1M**.

Description

The property comprises 2 adjoining modern industrial units occupying a corner position within this established industrial estate.

The property is of steel framed construction with brick and blockwork walls and mono pitcher roof in 3 bays with a minimum eaves height of 3.68m and a maximum of 6.15m. Each unit is accessed via a roller shutter door (3m x 3.1m) to the rear service area and Unit 6A has a single storey office section to the side elevation which is lower in height. The units have dedicated car parking.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Unit 6A	5516	512.44
Unit 6B	3791	512.44
Units 6A and 6B (Total)	9255	859.79

Tenure

The property is available by way on an assignment of the current coterminous leases each subject to estate service charges on the following terms:-

Unit 6A is held for a term of 5 years from 1st June 2023 at annual rental of **£23,900** on an FRI basis subject to **3** yearly Rent Review.

Unit 6B is held for a term of 5 years from 1st June 2023 at annual rental of **£17,800** on an FRI basis subject to **3** yearly Rent Review.

VAT

Figures quoted exclude VAT where chargeable.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Values (RV)

The Valuation Office has confirmed the current Rateable Values are **Unit 6A £23,000 & Unit 6B £14,750**. The Uniform Business Rate for the Rates Year 2025/2026 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

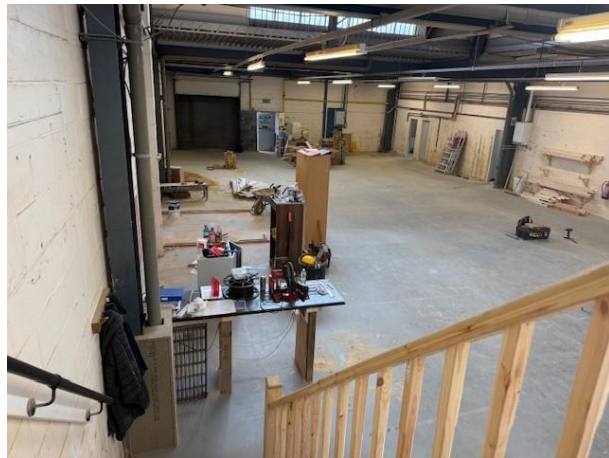
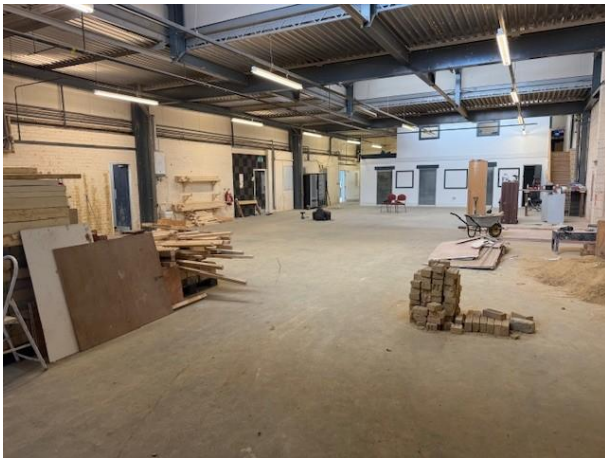
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4330

EPC Unit 6a – Awaited. Unit 6B Rating 111/E

Agents Note

Our clients preference is to assign the whole however consideration may be given to assignment of each unit on an individual basis.



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