

UNITS TO LET

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EASTGATE POINT

A SPECULATIVE £10M TRADE PARK/INDUSTRIAL DEVELOPMENT WITH
COFFEE DRIVE-THROUGH AND EV CHARGING



⇒ COMING 2024

COMMERCIAL ROAD, SUNDERLAND, SR2 8QR

WHY?



Prime Location



Eco-friendly development

18

Electric Vehicle
Charging Spaces



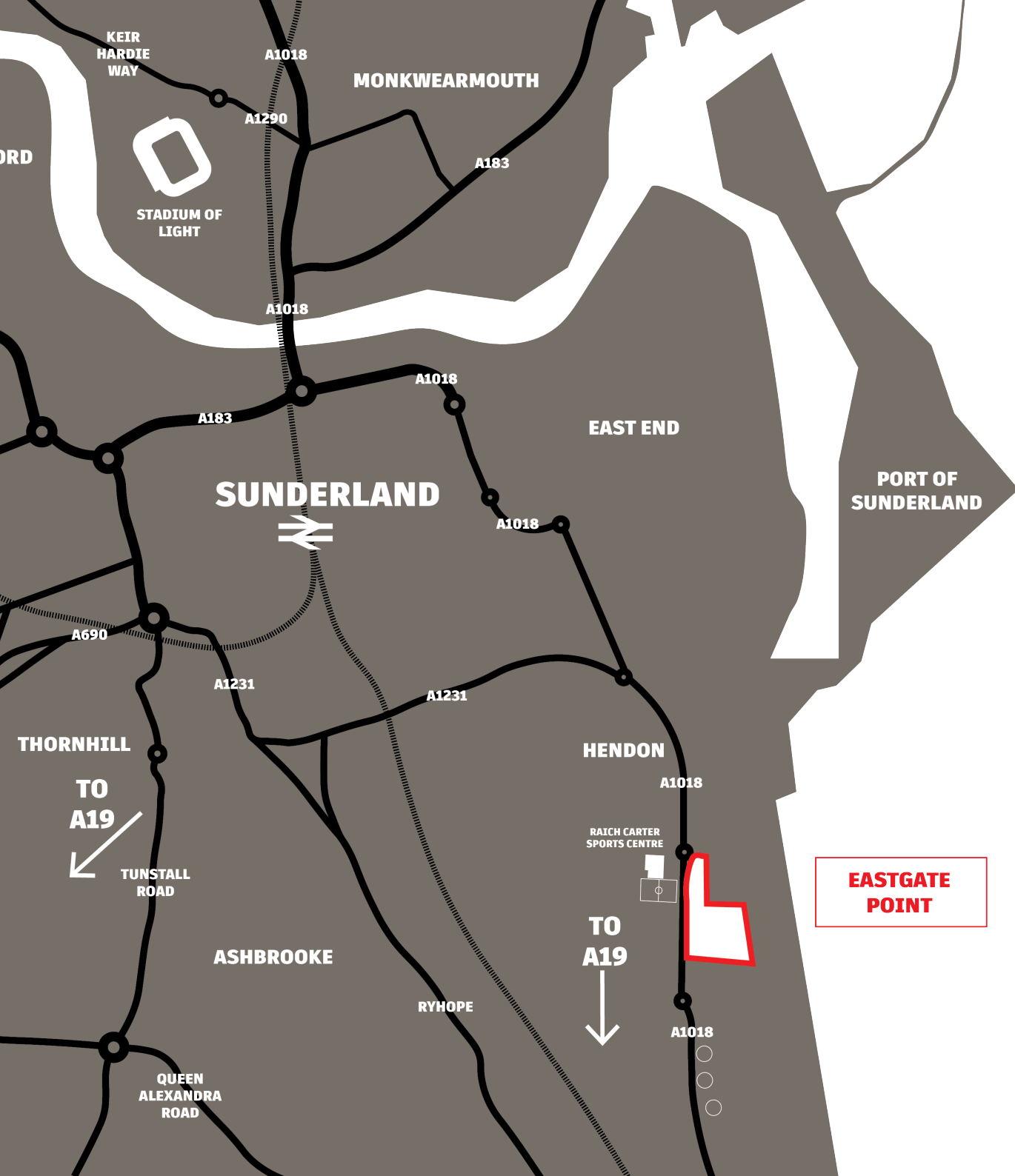
A19 + A1M
Transport Links

33,800sqm

Variety of Unit Sizes



Invest in a City with
a thriving business
community



LOCATION

Sunderland is a **dynamic**, transforming young city with an increasing, thriving **commercial drive** for the business community.

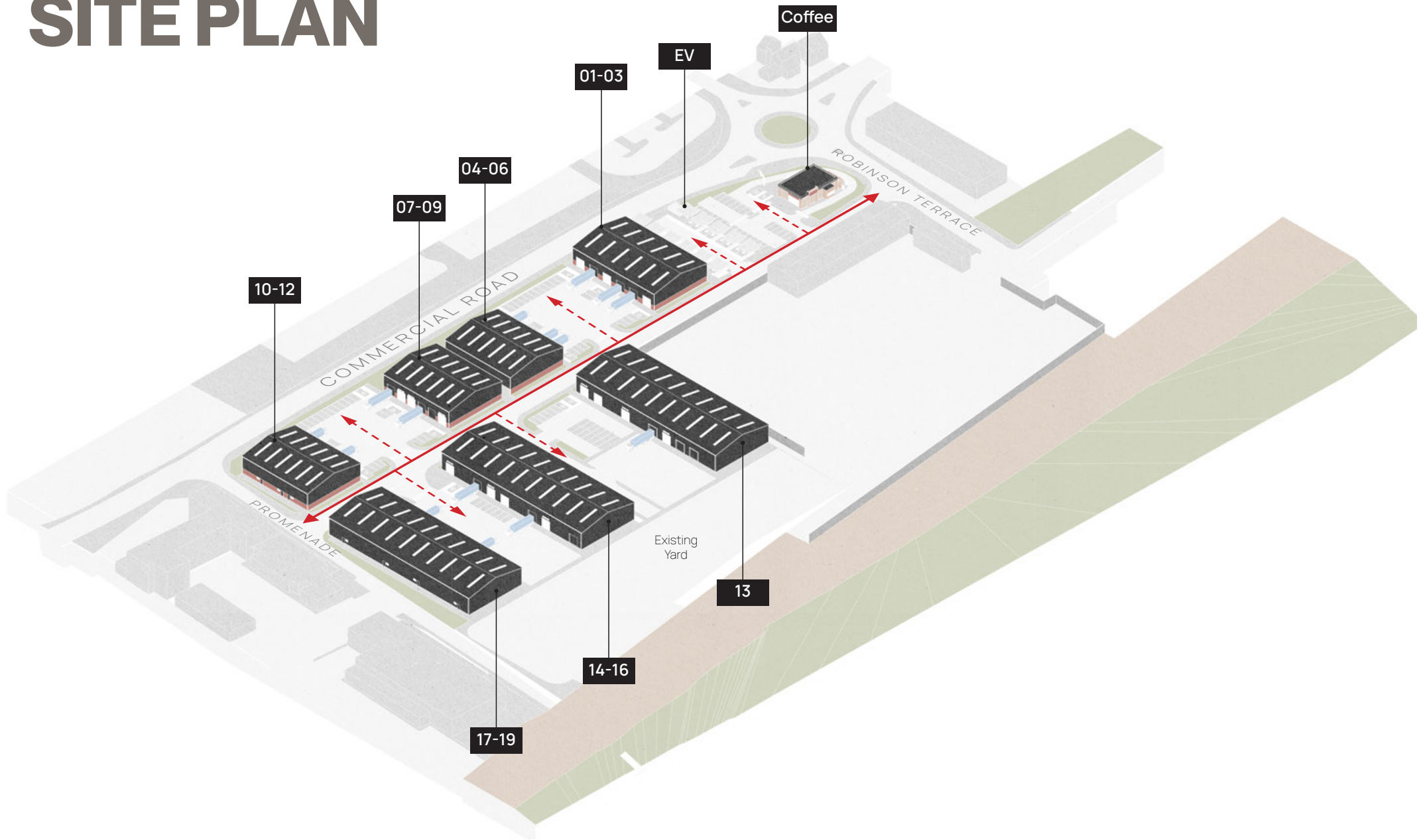
The city has an **industrial heritage** rivalling those across the world, home to the UK's **biggest and most productive car plant**, as well as **international businesses** in the advanced manufacturing, production, technology, digital, comms and media industries.

Eastgate Point is situated **2km** to the south of Sunderland City Centre, accessed via the A1018. The site provides excellent transport links, with easy access to the A19 and A1M and within **2 miles** to the Port of Sunderland.

Eastgate Point has planning approval for **7 buildings** with **Use Classes B2 (general industrial)** and / or **B8 (storage and distribution)** and/or **Use Class E(g) ii and iii) (light industrial)**; with a **drive through coffee shop (Use Class E)**, **EV charging station (Sui Generis)** and associated parking, servicing areas and landscaping.



SITE PLAN



Units 1 - 3

Area: Total 10,500 ft² (975m²) or individual units of 3,500 ft² (325m²)

Car Parking: 26 spaces shared with adjacent units

Steel Portal frame of height to underside of haunch of: 6m

Ridge Height: 9.2m

Roof Lights: 10% of roof



Units 4 - 12

Area: Total of 25,200 ft² (2,640m²) or individual units of 2,800 ft² (260m²)

Car Parking: 26 spaces shared per building cluster

Steel Portal frame of height to underside of haunch of: 6m

Ridge Height: 9.2m

Roof Lights: 10% of roof



Units 13 - 19

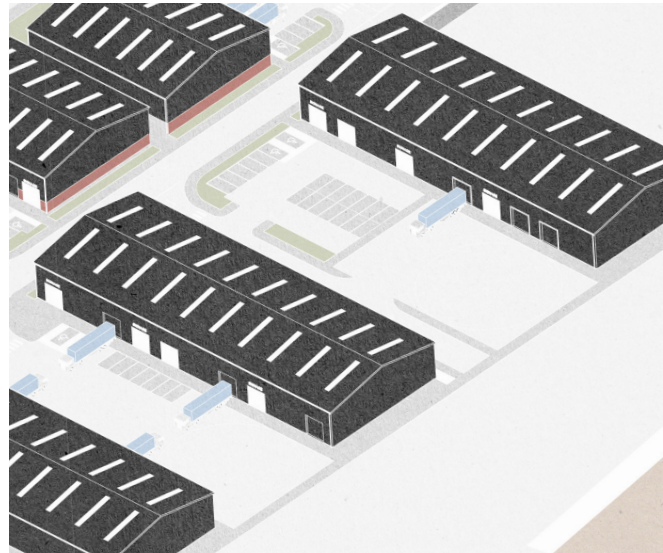
Area: Total area of 54,900 ft² (5,100m²) or individual units ranging from 5,600 – 18,300 ft² (520m² – 1,700m²)

Car Parking: 18-21 Spaces per building cluster

Steel Portal frame of height to underside of haunch of: 6m

Ridge Height: 9.2m

Roof Lights: 10% of roof



Coffee Shop & EV

Drive through coffee shop, situated on the corner of a roundabout for visibility to passing vehicles. Access is located closely to the junction on **Robinson Terrace**.

[Under Offer] 18 electric vehicle car parking spaces and charging points, covered by a series of canopies.





TO ENQUIRE ABOUT AVAILABLE UNITS, PLEASE CONTACT



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DEVELOPMENT DESIGNED AND LED BY

