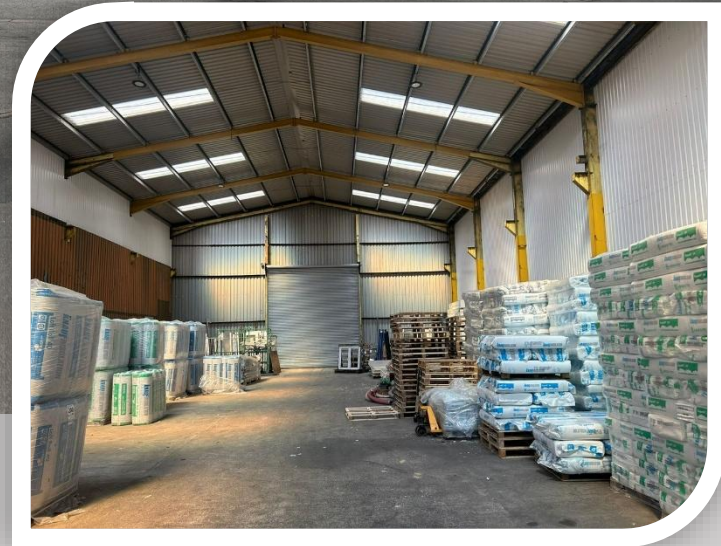




TO LET



Warehouse / Industrial Unit

Unit 3 Wellmere Road, Leechmere Industrial Estate, Sunderland
SR2 9TE

- Located 2 miles south of Sunderland City Centre
- Established industrial estate
- Office/WC
- 9 metre eaves
- **Approx. 756 sq m (8,137sq ft)**

Contact: Jonathan Simpson
Email: jonathan@cpne.co.uk
Tel: 01642 704931

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
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LOCATION

Leechmere Industrial Estate is situated approximately 2 miles south of Sunderland City Centre, forming part of the Grangetown area of the City. Ryhope Road (A1018) is immediately to the east and is a main arterial route into the City Centre from the south. It also links with Queen Alexandra Road (B1405) which provides links with the A690 and ultimately the A19 (3.5 miles) and A1(M) (8.5 miles) trunk roads to the west.

Leechmere is one of the most popular estates in Sunderland. There is a significant retail and trade counter presence on the Estate with occupiers including the likes of Jewson and Screwfix. In the immediate vicinity there is a Trade Point DIY Store, Asda Superstore, Family Public House, LIDL and McDonalds Drive-thru.

The subject site is situated on Wellmere Road.

DESCRIPTION

The building will comprises a steel portal framed industrial/warehouse unit incorporating the following:

- Approximately 9 Metre Eaves
- Roller Shutter Access
- Office/ WC



ACCOMMODATION (Unit 1)

Workshop	756 sq m	8,137 sq ft
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TERMS

The building is available on a new FRI lease on terms to be agreed at and asking rent of £40,000 per annum exclusive.

BUSINESS RATES

Interested parties should contact the local authority to confirm the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C.

SERVICE CHARGE

There will be a service charge levied in connection with the common parts.

LEGAL COSTS

Each party is responsible for their own legal costs incurred with any transaction.

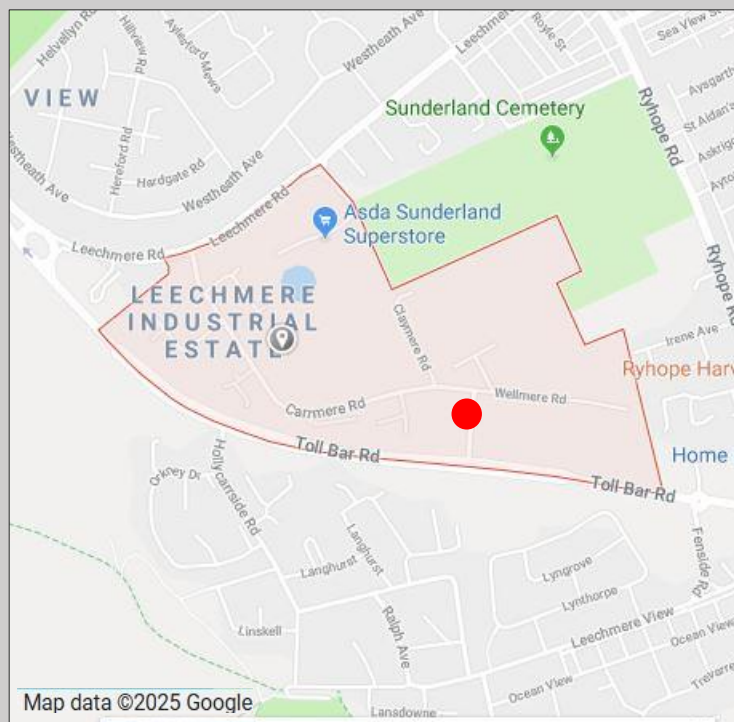
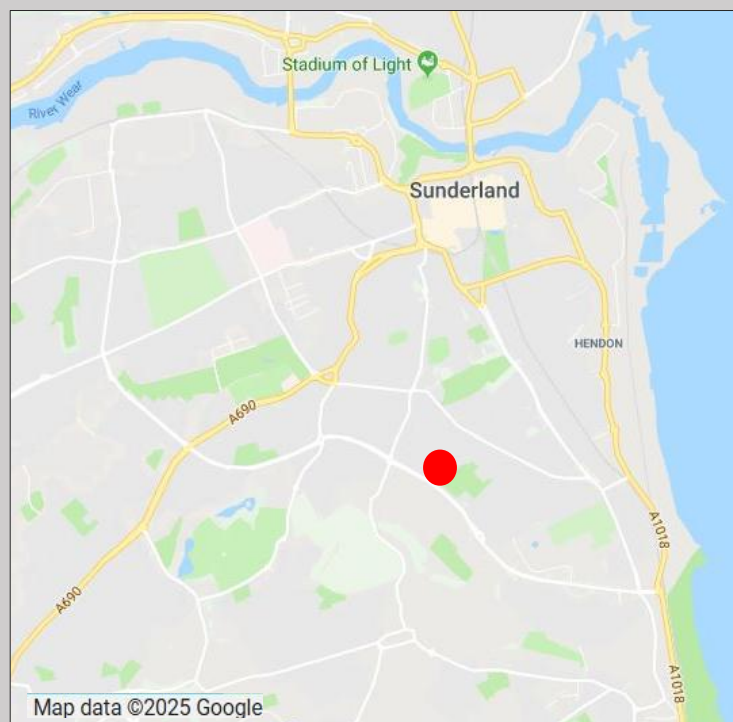
VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk





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