

TO LET

Unit 40 Pallion Trading Estate
Sunderland, SR4 6SN



Modern detached unit with 2 Storey offices
1,073m² (11,549 sq ft)

- Located on the popular Pallion Trading Estate
- Fully fitted two storey office and welfare block
- Internal clear height 5.9 m
- Heating and lighting throughout
- New FRI lease
- Rent £75,000 per annum

LOCATION

The popular and well established Pallion Industrial Estate is situated on the south bank of the River Wear on the west side of Sunderland and within easy access of the new Northern Spire Bridge. The A19 lies approximately 2 miles to the west of the property, Sunderland City Centre approximately 2 miles to the east and Newcastle City Centre approximately 12 miles to the north.

Please see the attached Ordnance Survey plans for the exact location of the properties.

DESCRIPTION

Unit 40 is a modern detached industrial unit located on an established industrial estate benefitting from the following specification:

- Steel portal frame construction
- Two-storey office accommodation
- Clear internal height of 5.9 m
- Reception area and WC facilities
- Suspended ceilings
- 3-phase electricity, gas and water provision
- Recessed fluorescent lighting
- Electric sectional door (3.6m x 4.8m)
- Dedicated private parking to the front of the unit
- 3 No. roof mounted gas blower heaters

TERMS

The unit is offered to let by way of a new full repairing and insuring lease for a term to be agreed at a rent of £75,000 per annum.

ENERGY PERFORMANCE

EPC commissioned and pending.

For further details please contact:



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Subject to Contract



ACCOMMODATION

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th ED).

The recorded areas presented as follows:

Description	m ²	Sq.ft
GF Office / Reception & WC's	180.2	1,940
Mezzanine Offices	181.4	1,952
Factory	711.4	7,657
Total	1,073	11,549



Particulars – October 2024
Images – October 2024

RATING

The property is assessed at a Rateable Value effective April 2023 of £57,500.

VAT

All prices and rents are subject to Value Added Tax (VAT) at the prevailing rate.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.



