

To Let



Barmston Court

Nissan Way, Sunderland, SR5 3NY

 **naylors**

To Let

Modern Detached Industrial / Office Building

21,085 Sq Ft (1,958.91 Sq M)

- Excellent established location adjacent to the A1231
- Suitable for trading/manufacturing/distribution
- Adjacent to Nissan (NMUK)
- High specification offices
- Secure fenced site



Location

The property is located on Nissan Way which sits north of the A1231 adjacent to Turbine Business Park. The A1 and A19 trunk roads are equal distance east and west with Sunderland approximately 3 miles east. The property sits close to the main Nissan plant together with a number of their supply chains including Vantec, Snop and Faltec. The Envision giga factory is approximately 2 minutes walk which comprises over 1,000,000 sqft.

Description

The property comprises a high tech modern detached unit of steel frame construction with block work walls to dado height with insulated clad elevations and mono insulated pitched roof.

The premises comprise the following specification:

- Reception area
- Open plan offices with meeting rooms consisting of LED lighting, suspended ceilings with cold and warm air handling
- Tea point
- Changing rooms, with shower and w/c facilities
- First floor boardroom and plant room
- Two workshops with LED lighting and gas blower heating and compressed air system
- 6 electric loading doors measuring 4m x 4m
- Eaves height from 7.3m and 9m
- Concrete yard area
- 46 car parking spaces including EV charging
- Extensive power
- External stores including compressor room
- PV installation on the roof

Tenure

The property is available on a new FRI lease for a term to be agreed.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice to provide the following areas:

G/F Office	5,114 sqft (475.14 sqm)
F/F Office & Plant	2,440 sqft (226.66 sqm)
Workshop	7,134 sqft (662.76 sqm)
Workshop 2	6,397 sqft (594.35 sqm)
TOTAL GIA	21,085 sqft (1,958.91 sqm)

Rent

£157,500 per annum exclusive.

EPC

The property EPC is B 29.

Rateable Value

The VOA website describes the property as 'Workshop and Premises'.

Rateable Value (from 1 April 2026): £125,000.

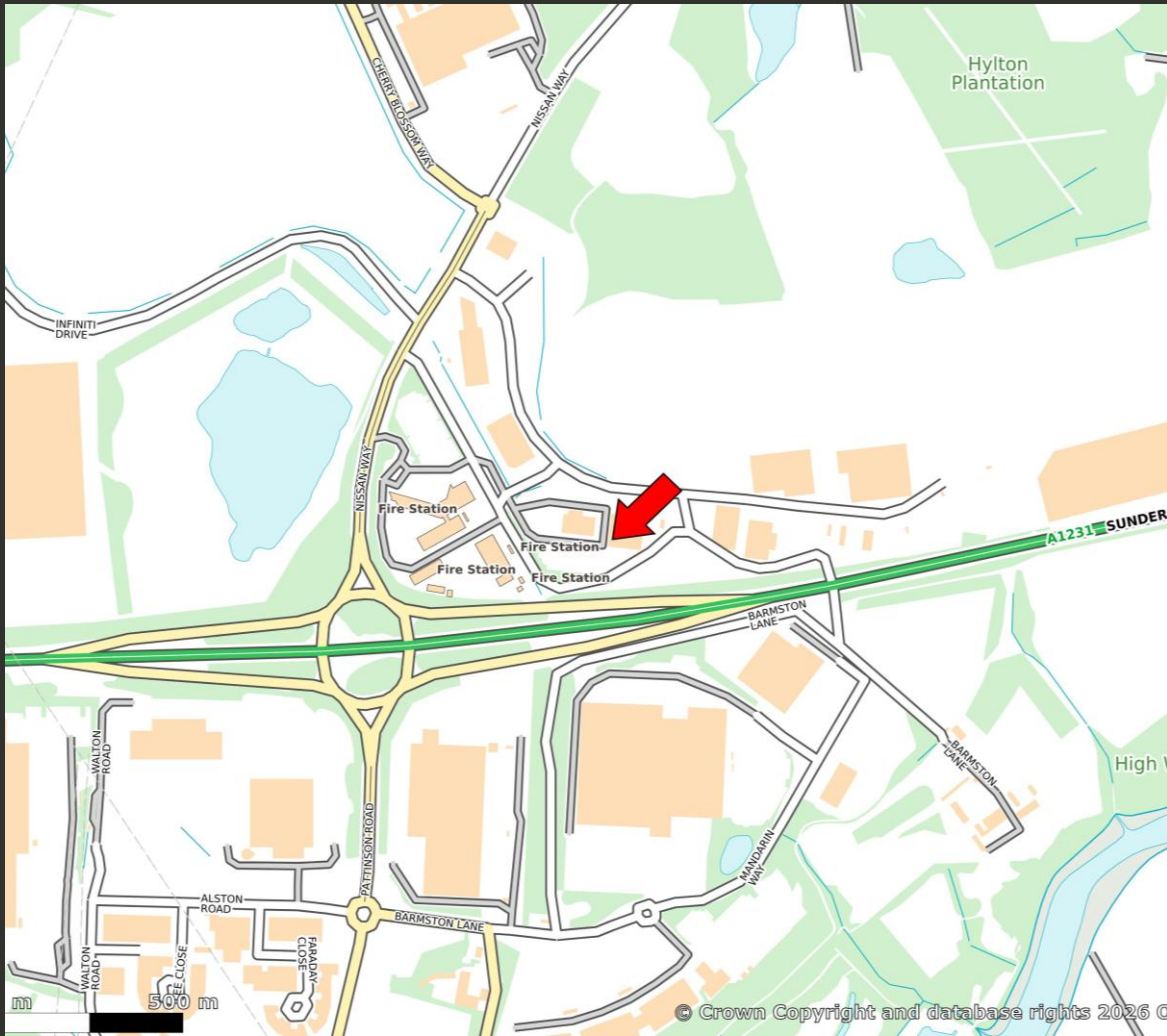
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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