

## High Bay Workshop with Craneage

# To Let (available Feb 2025)

## Sunderland

38,404 sq ft

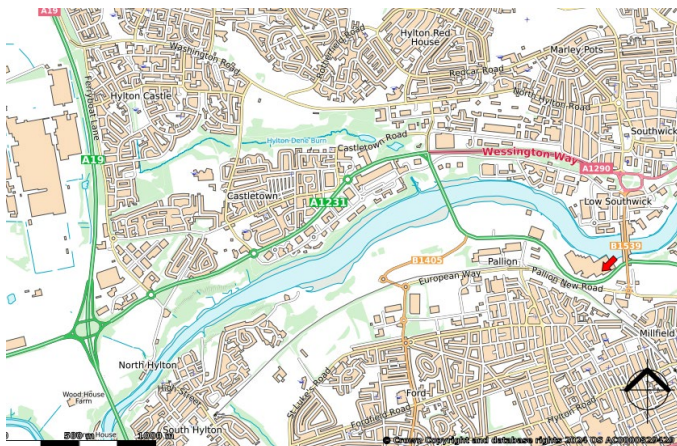
Former Fitting Shop & Stores, Pallion Shipyard, Pallion, Sunderland, SR4 6TQ

### LOCATION

Sunderland is a coastal city situated in the North East of England at the mouth of the River Wear, approximately 12 miles south-east of Newcastle upon Tyne and 13 miles north-east of Durham.

The property is situated adjacent to the Sunderland Strategic Transport Corridor (SSTC3) benefiting from excellent access to the region's transport network. The Northern Spire Bridge is immediately to the west which gives access to Wessington Way which, in turn, links to the A19 at the Hylton Grange Interchange, approximately one mile to the west. The property is a 5 minute walk to Pallion Metro Station which gives access to the wider Tyne & Wear area.

Occupiers at the estate are a combination of local and national operators and include SES (Engineering) Limited, LV Shipping, Flogas Britain, Pipeline Protection Services and Northern Renewable Energy.



### DESCRIPTION

The property comprises a refurbished fully self-contained industrial unit on a multi-tenanted site benefiting from 24 hour security, a gated entrance and an ANPR camera system. The unit is of steel portal frame construction with a profile steel sheet clad roof, with 20% roof light provision and cladding to elevations. There is a maximum clear working height of 8.5m, three LOLER certified ten tonne cranes and two LOLER certified five tonne cranes.

The unit is sectioned in to three bays, each having LED lighting and marked walkways. There are three large goods entrances in to the unit providing front and side loading. Office accommodation, a boardroom, kitchen and WC facilities are arranged over ground and first floor and will be upgraded ahead of occupation.

Externally there is dedicated parking, an EV Charging point and several surfaced yard areas which can be let separately by agreement.

### ACCOMMODATION

We have been advised that the property comprises the following approximate Gross Internal Area:

		Sq m	Sq ft
Former Fitting Shop & Stores	Workshop	3,051.99	32,851
	Office / Amenity	408.10	4,398
	Offices / Amenity	107.80	1,160
<b>Total</b>		<b>3,567.89</b>	<b>38,404</b>

## SERVICES

We are advised that there is an HV connection to the site and the installed capacity through six transformers could potentially provide up to 6MW. All tenants pay a contribution towards utilities and site security.

## TENURE

Leasehold

## LEASE TERMS

The unit is available to let on a new lease for a term of 5 years on full repairing and insuring terms. Any lease offered will be outside of the security of tenure provisions of the Landlord and Tenant Act 1954 Part 2.

## RENT

The building will be available to let from 05<sup>th</sup> February 2025 at a rent of £163,000pa.

## RATES

We are informed that the property's Rateable Value is:

Rateable Value (2023 List):	£70,000
Rates Payable 2024/25:	£38,220



## VAT

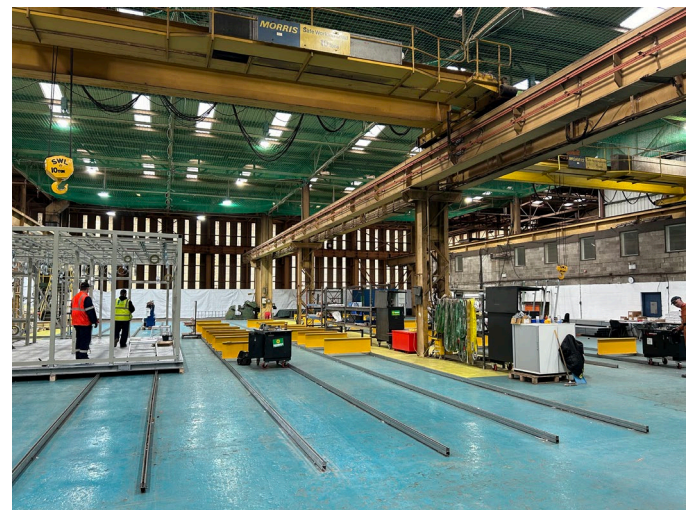
All prices quoted are excluding, but may be liable to VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## ENERGY PERFORMANCE

We have been advised that an Energy Performance Certificate (EPC) is not required for this property.



## VIEWINGS

For viewings or further information please contact:

Andrew Chandler on 0191 229 9714 or by email:

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**SUBJECT TO CONTRACT**  
**November 2024**

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