

TO LET DETACHED INDUSTRIAL / WAREHOUSE UNIT

CHERRY BLOSSOM WAY 53,858 SQ FT (5,003.63 SQM) 

Sunderland  
SR5 5TW



- + 8m to underside of haunch
- + 2 ground level access doors

- + 1 dock level loading door
- + Warehouse heated, lit and sprinklered

CBRE

# TO LET DETACHED INDUSTRIAL / WAREHOUSE UNIT

CHERRY BLOSSOM WAY  
Sunderland SR5 5TW



## DESCRIPTION

The property comprises a detached industrial / warehouse. It is constructed on a steel portal frame with a solid concrete floor, part blockwork and profile sheet clad elevations and profile sheet roof incorporating translucent roof lights. The property benefits from the following key features:

- 8m to underside of haunch
- 2 ground level loading doors
- 1 dock level loading door
- Warehouse heated, lit and sprinklered
- Male and Female WC's
- Shared access service yard
- Allocated staff car parking provision
- 24/7 access permitted

## ACCOMODATION

We have measured the property in accordance with RICS code of measuring practice (6th Edition) as follows:

Area	Sq ft	Sq m
Warehouse	53,317	4,953.3
WC / Welfare Provision	541	50.33
<b>TOTAL</b>	<b>53,858</b>	<b>5,003.63</b>

## LOCATION

Cherry Blossom Way is situated between Sunderland and Washington offering a prime distribution/manufacturing location. Access to the site is via the A1231 (Sunderland Highway) dual carriageway via Nissan Way. The A1231 links directly to the A19 to the east with the A1(M) to

the west and consequently provides fast and easy access to Washington (2.5 miles) Sunderland (5 miles) and Newcastle upon Tyne (10 miles). Neighbouring occupiers include Nissan UK, Amazon, Vantec and Unipres.

## BUSINESS RATES

The property is part of a larger assessment and will need reassessment on occupation.

## EPC

An Energy Performance Certificate (EPC) is available on request.

## SERVICES

The property benefits from all mains services. Interested parties are to satisfy themselves in this regard.

## PLANNING

B2 and B8 uses would be acceptable.

## LEASE TERMS

The property is available on a new full repairing and insuring lease. Full details on quoting rent and lease terms are available on request.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## VIEWINGS

Strictly by prior appointment with the agent.



## CONTACT US

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