

TO LET

SUNRISE ENTERPRISE PARK

Unit C, Ferryboat Lane, Sunderland, SR5 3RX



Key Highlights

- Industrial/warehouse unit
- 2,625.10 sq m (28,257 sq ft)
- Modern detached unit
- Established industrial location in close proximity to Nissan
- Excellent communication links
- To undergo a full refurbishment

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Location

The property is located on Sunrise Enterprise Park approximately three miles west of Sunderland city centre and 10 miles south east of Newcastle upon Tyne

The A1231 Wessington Way is in close proximity which provides access to Sunderland city centre to the east and connects with the A19 trunk road and the A1(M) to the west.

Unit C is located towards the rear of the estate with nearby occupiers including Innserve and Euro Car Parts. The Nissan car manufacturing and a number of their major suppliers are also in close proximity.

Description

The property comprises a modern detached industrial unit of steel portal frame construction with brick and blockwork walls under a pitched profile metal roof incorporating translucent panels.

The building benefits from concrete floors throughout, and a minimum eaves height of 6.6m rising to 9.9m at the apex.

Access is via two loading doors in the northern elevation which lead to a secure yard.

Two storey office accommodation is located to the front of the unit and provides a mixture of open plan and cellular accommodation benefitting from carpeted floor covering, heating, suspended ceilings with integrated lighting, kitchen and WC facilities.

Car parking is provided at the front of the unit and the whole site is secured by palisade fencing.

Accommodation

From our on site measurements we have calculated the property has the following gross internal areas:

	sq m	sq ft
Ground floor warehouse	2,124.72	22,870
Ground floor offices	250.19	2,692
First floor offices	250.19	2,692
Total GIA	2,625.10	28,257

Terms

The property is available on a new Full repairing & Insuring lease for a terms of years to be agreed.

Rent

£130,000 per annum exclusive.

Services

The building benefits from all mains services including a three phase electricity supply.

Rateable Value

The premises are listed in the 2017 rating list at a Rateable Value of £96,500 per annum.

Interested parties are advised to contact the local rating authority for information and to confirm the rates payable.

Legal Costs

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

EPC

The unit has an Energy Performance Rating of D63.

A full copy of the EPC report is available upon request.

VAT

All prices, premium and rents are exclusive of VAT.



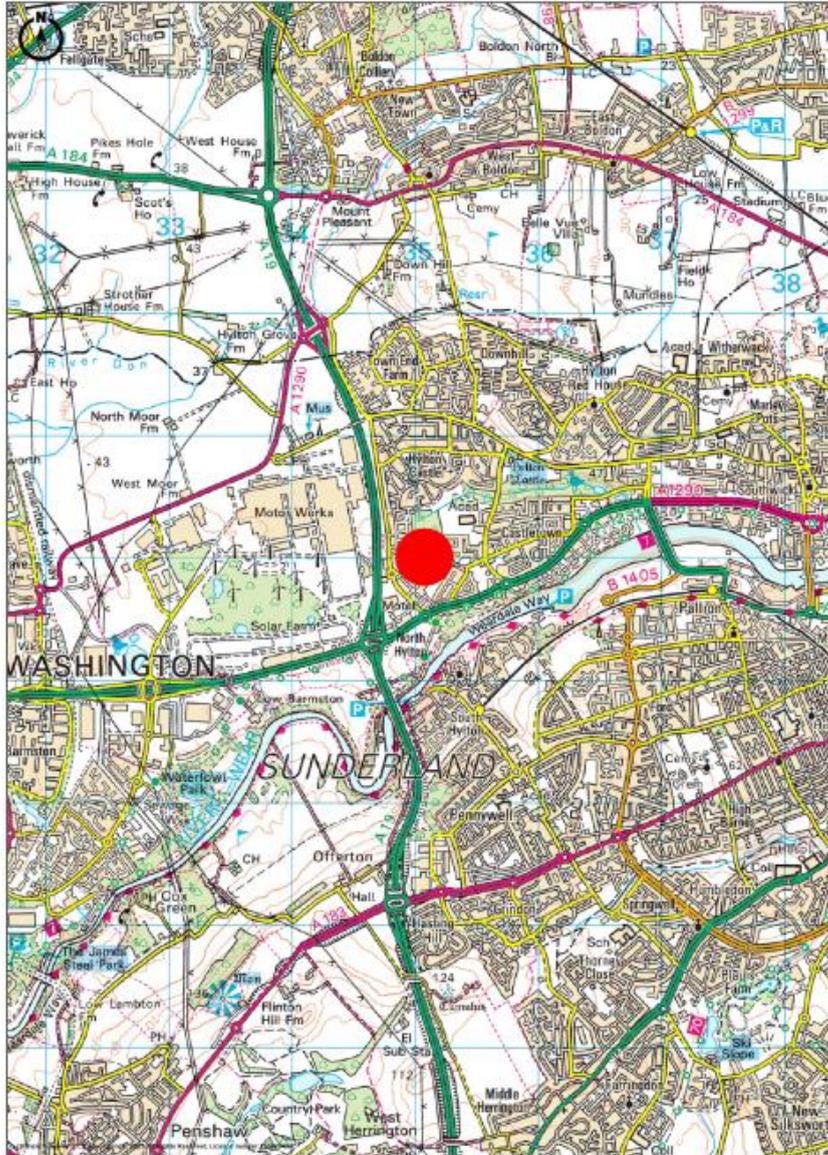
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