

TO LET

Southwick Industrial Estate, Riverside
Road, Sunderland, SR5 3TX



Modern Terraced Workshop Units From 187.4m² (2,017 sq ft) to 418m² (4,500 sq ft)

- Excellent location only 2 miles from the A19/A1231 junction
- Full heating and lighting installations
- Clear height 4.85m
- New Internal repairing leases for terms to be agreed
- Rents from £12,250 per annum

SITUATION

The Southwick Industrial Estate lies off Riverside Road immediately north of the A1231 Wessington Way which links Sunderland City Centre with the A19. The estate is only 2 miles from the junction of the A19 and the A1231 and only 1½ miles from the City Centre.

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

DESCRIPTION

The available units comprise modern industrial terraced buildings of steel portal frame construction with brick / blockwork walls to dado height and insulated plastisol coated cladding above and to roofs.

Internally the unit have reinforced concrete floors throughout and a clear internal height of 4.85m. The units also benefit from ladies, gents/disabled WC facilities and Unit 16C has a small office area.

Vehicular access is by way of insulated sectional loading doors (3m wide x 4.5m high) from a shared access road.

Dedicated parking is provided to the front of the units.

SERVICES

The units benefit from mains supplies of gas, water and 3 phase electricity. Heating is provided by way of gas fired warm air blowers and lighting by way of fluorescent strips.

ENERGY PERFORMANCE

The units have the following Energy Performance Asset Ratings:-

Unit 15E – C71

Unit 16C – D79

ACCOMMODATION & RENT

The units have been measured on a gross internal area basis and provide the following areas:

Description	m ²	sq ft	Rent pa
15E	418	4,500	£27,000
16C	187	2,017	£12,250

RATING

The units are assessed as following:-

Unit	RV	Rates Payable (18/19)
Unit 15E	£19,750	£9,480
Unit 16C	£11,750	£5,640

You may be eligible for business rate relief if you occupy a single property with a Rateable Value below £15,000. Further information is available from the following website

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>



Particulars & image - November 2018

For further details please contact:



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TERMS

Our occupier is responsible for the maintenance and upkeep of the interior of the premises (including doors and windows).

There is a maintenance rent payable which covers the cost of maintaining the roof and exterior of the premises as well as external landscaping and road repairs. The maintenance rent is revised annually and is currently as follows:-

Unit 15E	£3,375 pa
Unit 16C	£1,510 pa

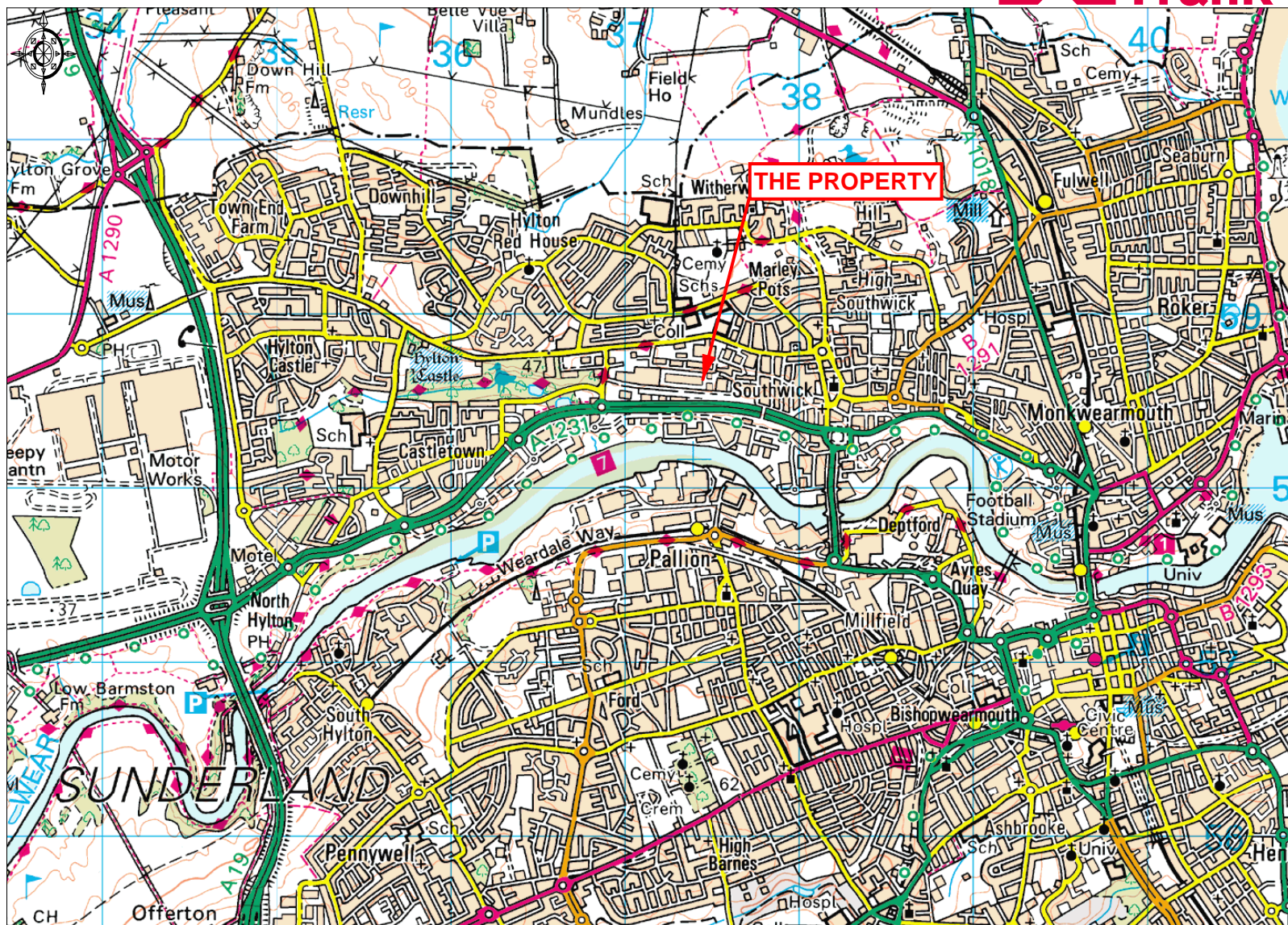
VAT

All rents and prices are quoted exclusive of VAT which will be charged at the prevailing rate.

VIEWING

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

Southwick Industrial Estate,
Riverside Road
Sunderland

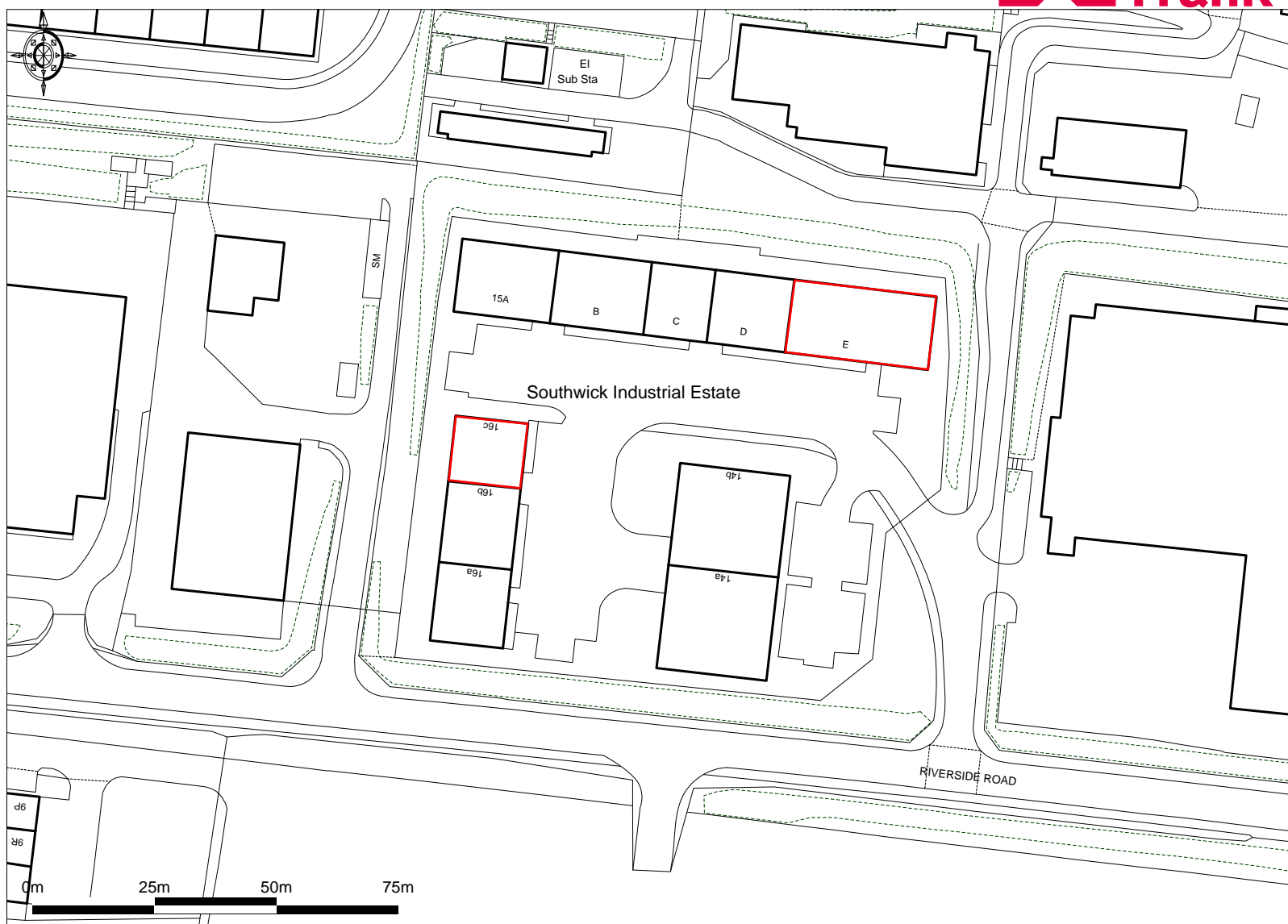


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Southwick Ind Est - map

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

Southwick Industrial Estate,
Riverside Road
Sunderland



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Getmapping plc 2015. Plotted Scale - 1:1250

Southwick Ind Est - Plan

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