



TO LET

MODERN INDUSTRIAL UNIT
10 WEARFIELD, SUNDERLAND ENTERPRISE PARK
SUNDERLAND, SR5 2TA



- Modern semi-detached industrial unit
- Two storey ancillary block
- 2,966 sq m (31,933 sq ft)
- Service yard
- Incentives available

Situation

The property is located on Sunderland Enterprise Park, a mixed use office and industrial estate located to the north of the River Wear in Sunderland.

The Enterprise Park is approximately 2.2 miles west of Sunderland City Centre and 11.4 miles south east of Newcastle upon Tyne.

The property is accessed via the A1231 Wessington Way which links the A19 with Sunderland City Centre.

Description

The property is a modern semi-detached industrial unit incorporating two-storey office and welfare facilities overlooking the River Wear.

The unit is of steel portal framed construction with walls of brick / blockwork to dado level and insulated profiled steel cladding to eaves. The roof is double pitched and of insulated profiled steel sheet covering incorporating translucent roof lights.

The warehouse has a minimum internal height of 6.15m rising to 8.6m at the apex.

Access to the main warehouse is provided by way of 2 electric sectional shutter doors from the large enclosed service yard to the rear of the unit.

To the front of the premises are two-storey offices incorporating reception, welfare and WC facilities.

The offices are modular with traditional plastered and painted finished walls to the ground floor and demountable partitions to the first floor.

Externally to the rear of the premises is a substantial private service yard. Car parking is provided to the front and side of the unit.

Services

The property benefits from all mains services including a substantial electricity supply.

Lighting to the factory area is provided by low bay sodium lighting whilst the office areas benefit from recessed florescent lighting.

Heating to the office areas is provided by way of a gas fired low pressure boiler serving panel radiators.

Accommodation

	Sq m	Sq ft
Ground floor warehouse & offices	2,831	30,476
First floor offices	135	1,457
Total	2,966	31,933

Rating

From an inspection of the Valuation Office Agency website, we understand that the premises are assessed at a Rateable Value of £120,000 and that the rates payable for the financial year 2011/12 are £51,960.

Lease Terms and Rent

The unit is offered to let by way of a new full repairing and insuring lease for a term to be agreed at a rent of £126,000 per annum.

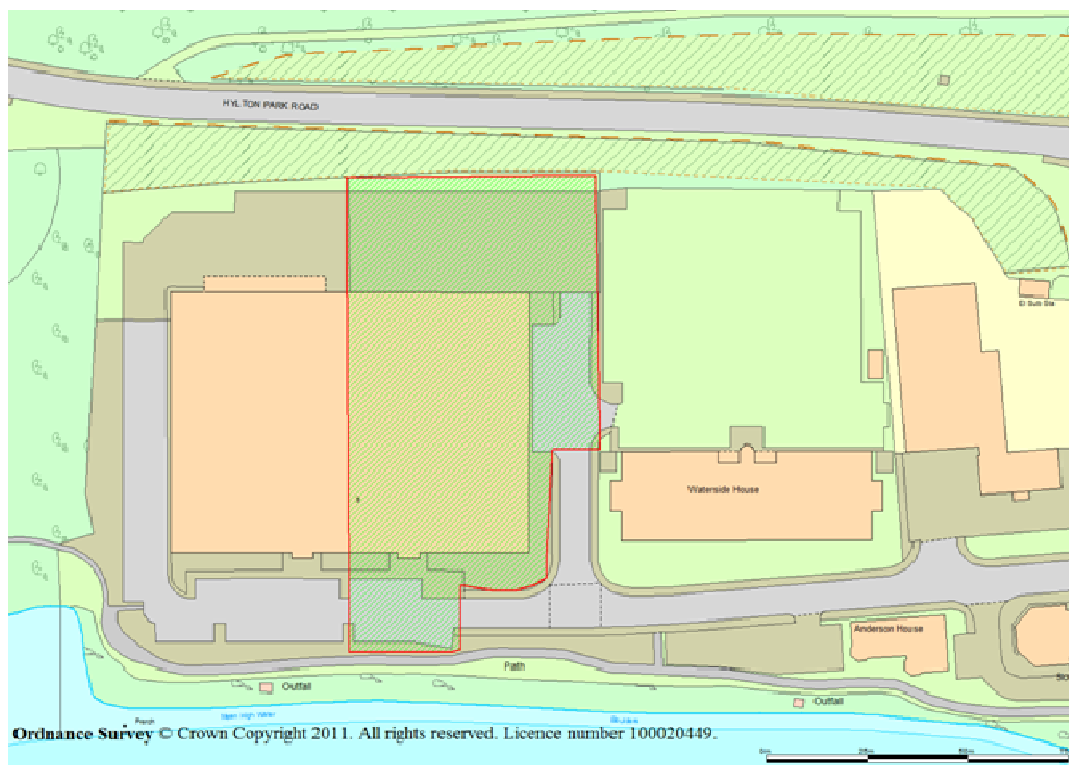
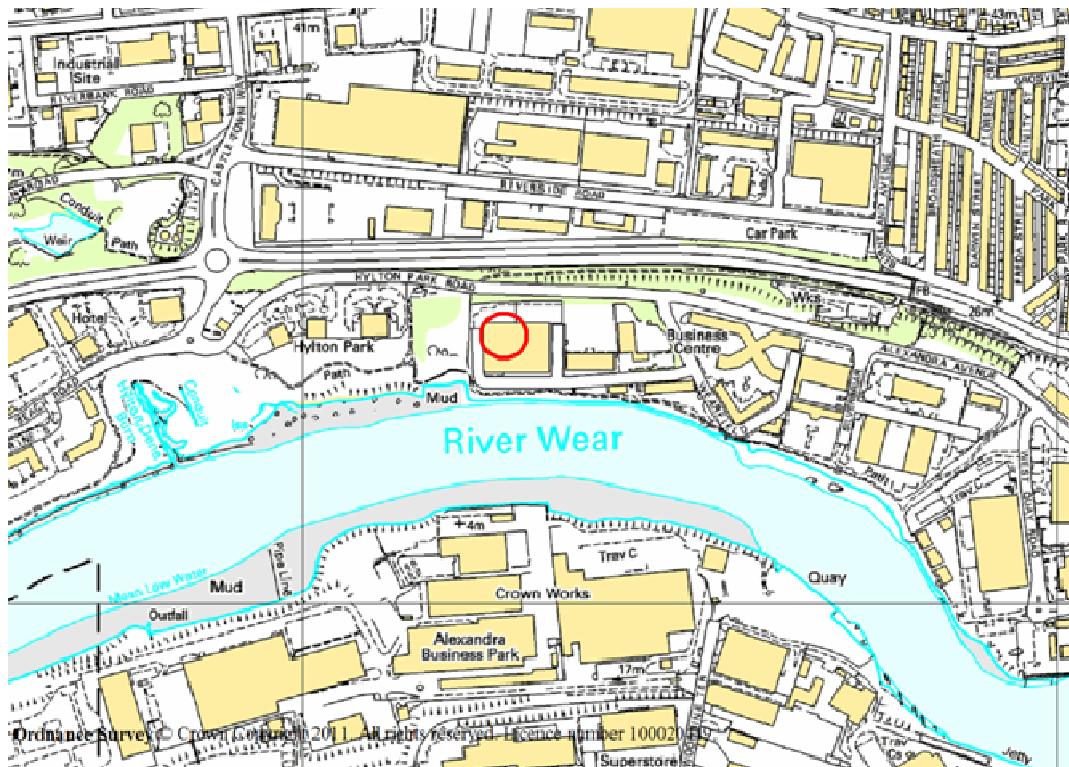
VAT

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

Viewing

If you would like an opportunity to view the premises please contact:-

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Gavin Black & Partners
184 Portland Road, Jesmond
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Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement as inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.