

TO LET

Storage/Workshop Units

Church Street East
Hendon
Sunderland
SR1 2BB



- Terraced storage/workshop units
- Unit sizes from total floor areas 264 m (2,846 ft²)
- Units incorporate WC facilities
- Within 1 mile of Sunderland City Centre
- Rents from £10,700 plus VAT per annum

Location

The estate is located approximately 1 mile east of Sunderland City Centre, adjacent to the A1018 Southern Radial Route and the A19 is 4.5 miles to the south. Also, there is excellent access to the nearby Port of Sunderland and the Sunderland Fish Quay.

Description

The units offer good quality storage/workshop space ideally suited for small and start-up businesses.

The units are of traditional brick construction walls to eaves height with profile steel cladding to the front and rear elevation. The roof areas are double pitched profile steel covering incorporating translucent roof lights supported by steel trusses.

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Description ... Cont

Internally, the units have a minimum clear height of 3.40 m and benefit from concrete floors and WC facilities.

The units are located immediately on a public footpath with public highway beyond. Drop kerbs provide vehicular access to the units via electronically operated roller shutter doors with a minimum size of 4.20 m wide x 3.40 m high.

Services

The units benefit from electricity and water services.

Service Charge

A service charge will be levied on the tenants in respect of the upkeep of the exterior and structure of the unit (excluding doors and windows) together with the estate common roads and areas.

Terms

The units are offered to let by way of new internal repairing and insuring lease on terms to be agreed. See schedule of availability and rents below.

The tenant will be responsible for any Stamp Duty involved in the transaction.

VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

Further Information

For general enquiries and viewing arrangements please contact Duncan Christie on 0191 232 7030 or email: duncanchristie@naylor.co.uk.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Availability, Rents, Rates and EPC

Unit	m ²	ft ²	Rent pa	Service Charge	Rateable Value	EPC Asset Rating
Unit 3	526.6	6,054	£21,200	£2,640	£16,500	F - 140
Unit 5	516.7	5,560	£19,450	£2,425	£12,750	D - 97

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