

TO LET

All inclusive rents

Castellian Road
Wessington North Industrial Estate
Sunderland
SR5 3BE



- Terraced storage/workshop unit
- Unit sizes from 66sq m (712 sq ft)
- Units incorporate office and WC facilities
- Immediately off A1231 Wessington Way
- Rents from £4,275.00 + VAT per annum

Situation

The estate is approximately 3 miles to the north west of Sunderland City Centre.

Access to the principle roadway is excellent as the estate is located adjacent to the A1231. The A19 is approximately 1.5 miles to the west with the A1 a further 5 miles to the west. The Tyne Tunnel lies 7 miles to the north.

Please see the attached Ordnance Survey Promap showing the exact location of the property.

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Naylors
Industrial Agency

Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF

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Description

The units offer good quality storage/workshop space ideally suited to small and start-up businesses and trade counter uses. The unit is of traditional brick and block construction with steel trusses supporting the roof, which is steel sheet incorporating translucent roof lights. Internally the unit has a minimum clear height of 2.40 m and have concrete floors throughout along with office and WC facilities (Unit 8 includes kitchen facilities). A tarmac service area to the front of the unit providing vehicular access to the unit via a manual folding door 2.70 m wide x 2.40 m high.

Terms

The units are offered by way of new internal repairing and insuring lease on terms to be agreed. The tenant will be responsible for any Stamp Duty involved in the transaction.

Accommodation

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice and approximate floor areas are set out as follows:

Unit	M ²	Ft ²	Rent
8	202.1	2,175	£10,875.00

Rating

Rateable Value (2017) List

Unit 8 - £10,875 (rates payable - £3,821.20)

EPC

An Energy Performance assessment has been undertaken and an asset rating will be available shortly.

Services

The unit benefits from all mains services including 3 phase electricity.

Service Charge

Unit 8 - £1,690.00

VAT

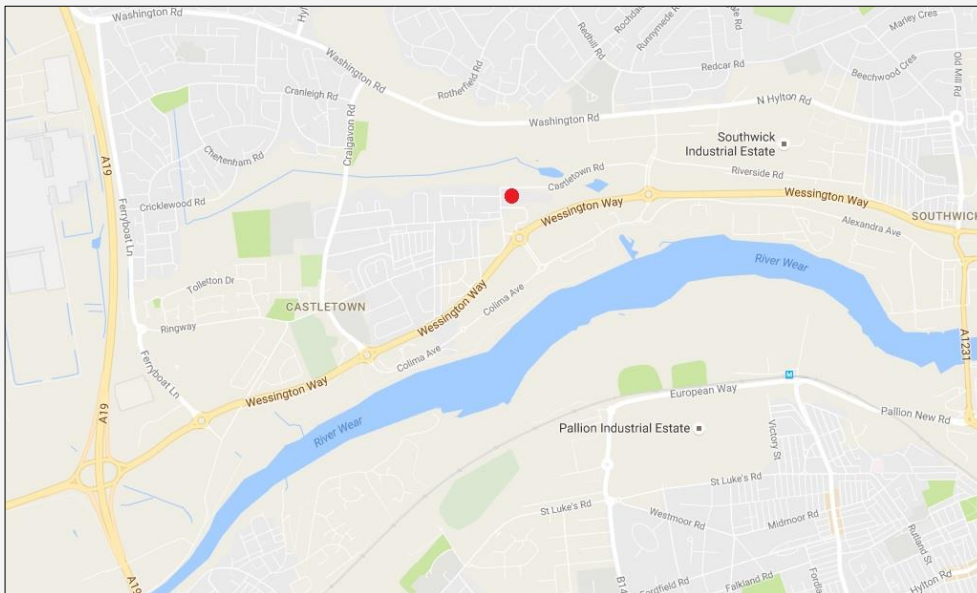
All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged on all rentals and service charges.

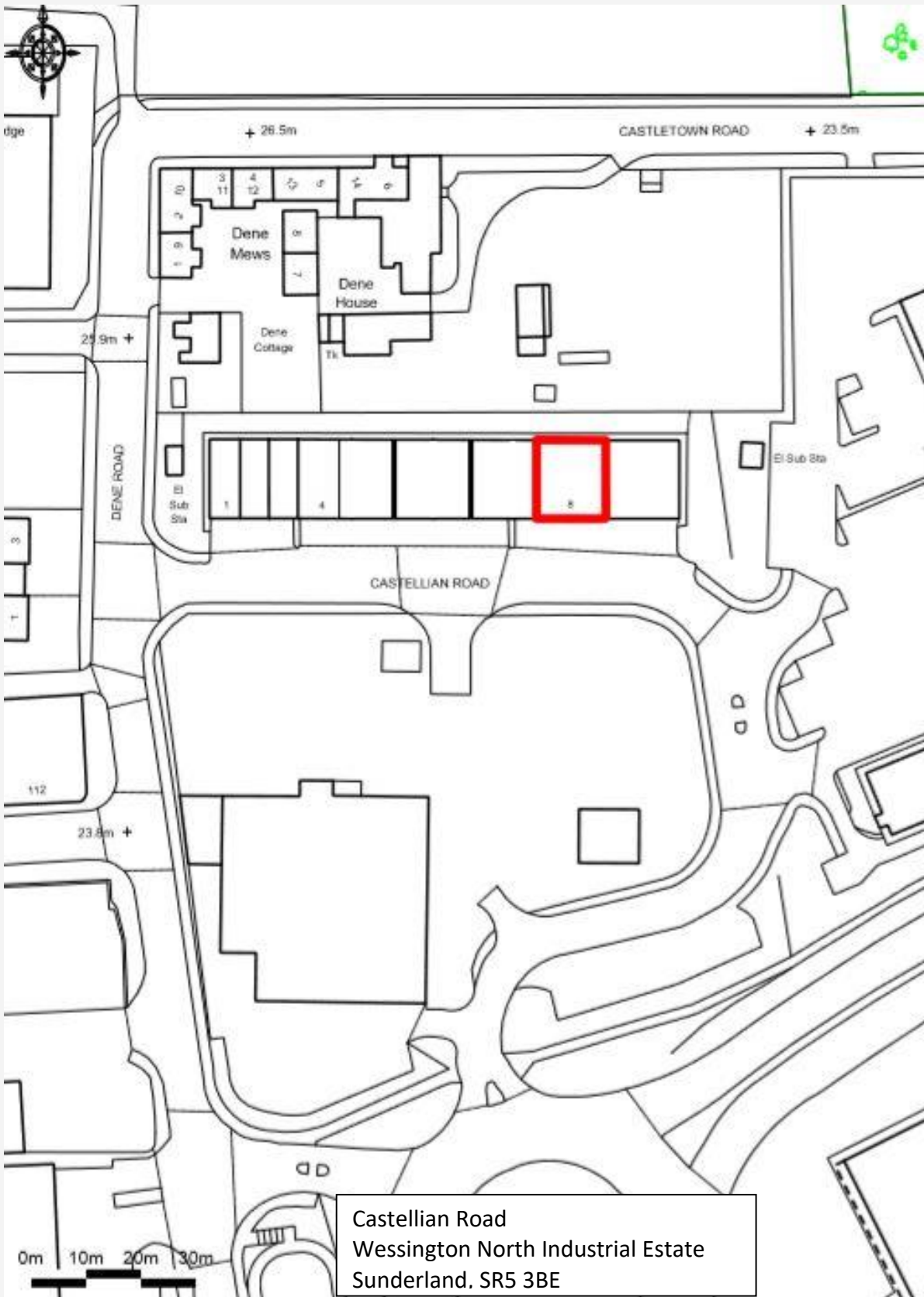
Further Information

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





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