

TO LET

Stanfield Managed Workspace, Addison Street, Hendon, Sunderland, SR2 8SZ



Factory/Warehouse Unit of 71.56m² (770 sq ft)

- Workshop unit within managed workspace
- 24 hour access
- Within 1 mile of Sunderland City Centre
- Secure compound
- Rent: £6,000 + VAT per annum

SITUATION

Stanfield Managed Workspace is located approximately 1 mile east of Sunderland City Centre, adjacent to the A1018 Southern Radial Route which provides good access to the nearby Port of Sunderland, and the A19 4.5 miles to the south.

Nearby operators include Booker Cash & Carry, James Burrell Builder's Merchants, Thompson's BuildBase, and Wearside Autoparc.

Please refer to the attached site and location plans for more detailed information.

DESCRIPTION

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

It is of traditional construction with brick/blockwork walls. The roof area is timber, pitched, and covered with concrete tiles.

Internally, the units have a minimum clear height of 2.65m and benefit from concrete floors throughout, and an office area.

Externally, the managed workspace has a large, secure compound with a large amount of car parking and circulation space which provides pedestrian access to the units. Loading is via manual roller shutters with a minimum door size of 1.75m wide x 2.40m high.

ACCOMMODATION & RENTALS

The units provide the following gross internal areas:-

Description	m ²	sq ft	Rent pa
Unit 1	71.56	770	£6,000

SERVICES

The unit benefits from all mains supplies, including 3 phase electricity.

SERVICE CHARGE

The estimated budget for service charge for 2020 is:
Unit 1 - included in rent

RATEABLE VALUE

The accommodation is currently rated as follows:
Unit 1 - £2,425

ENERGY PERFORMANCE

The unit has the following Energy Performance rating:
Unit 1 - B50

LEASE TERMS

The unit is offered to let by way of new leases for a term of years to be agreed at the rents listed above which are quoted exclusive of rates and VAT.

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

Strictly by appointment through Knight Frank.



Particulars: April 2020



Image: February 2019

For further details please contact:



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Subject to Contract

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