



ADDERSTONE

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TO LET:

Retail Warehouse Unit, Wessington Way, Sunderland, SR5 3NU

21,750 sq. ft retail warehouse unit and external yard with E(a)/A1 and E(d)/D2 planning consent and potential for external garden centre/yard expansion, sub-division or full redevelopment.

Available Unit

- 21,750 sq. ft. ground floor area.
- 5.5 m clear eaves height (7.3m to apex).
- Mains power (120kva, water, telecoms and gas).
- Roller shutter service door and rear service yard.
- Class E (a)/A1 and E (d)/D2 planning consent, with potential for external expansion to accommodate external garden centre or yard of up to 15,000 sq. ft.
- Alternative uses, such as B8, may be deliverable (subject to planning).
- Planning secured for new 'totem' signage on Wessington Way.
- Potential to re-instate secondary access to rear yard from Castletown Road.
- Planned tree clearance to maximise exposure on Wessington Way.



Location

- Immediately available unit on a well established Retail Park on Wessington Way, benefiting from circa. 32,478 vehicle movements per day (DfT – 2019 manual count).
- Driving time to Sunderland City Centre approximately 9 minutes, Newcastle 20 minutes and Durham 22 minutes.
- 145 car parking spaces on site.

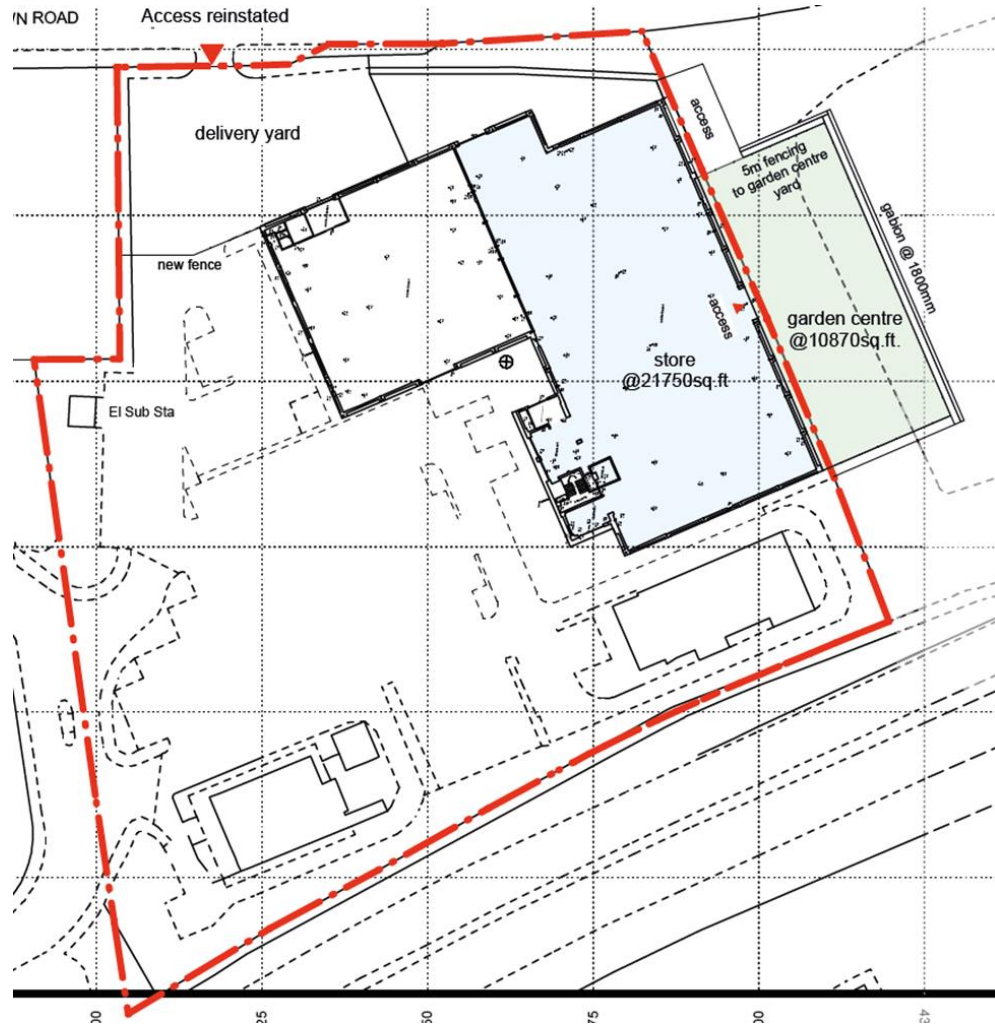


- City of Sunderland estimate £1.5 billion of private and public money will be invested in Sunderland by 2024.
- IAMP (International Advanced Manufacturing Plant) and key infrastructure projects serving as catalysts for further economic growth, with Nissan and Legal & General committing to substantial investment in the city.



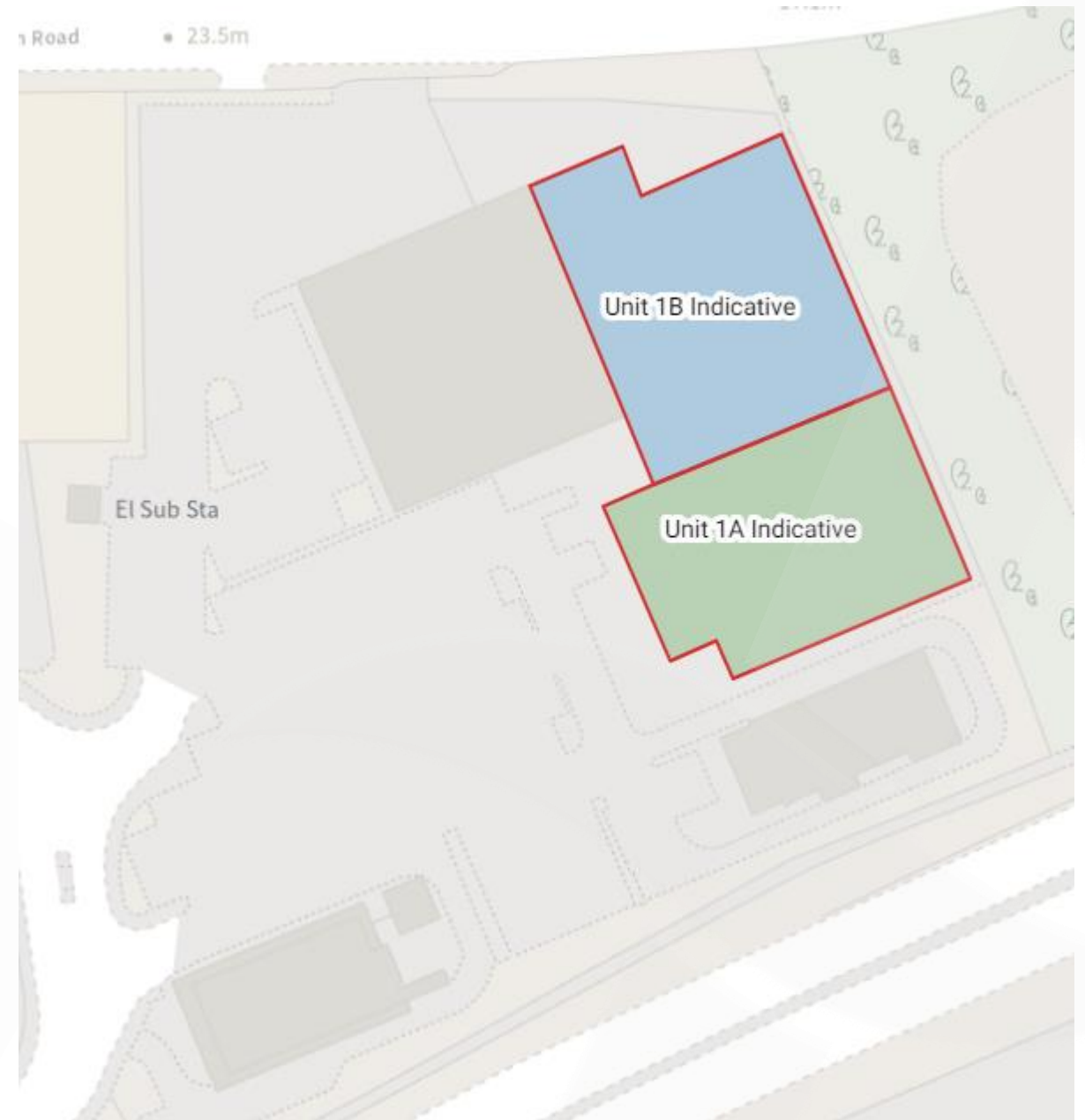
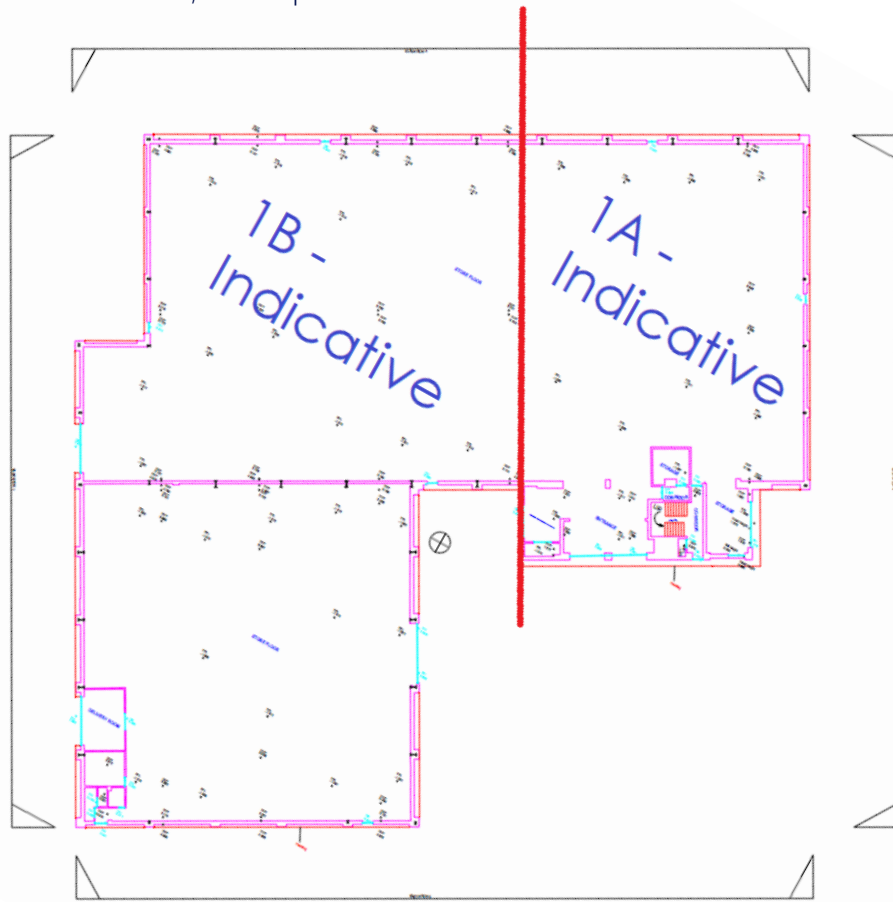
Garden Centre/Yard Expansion Opportunity

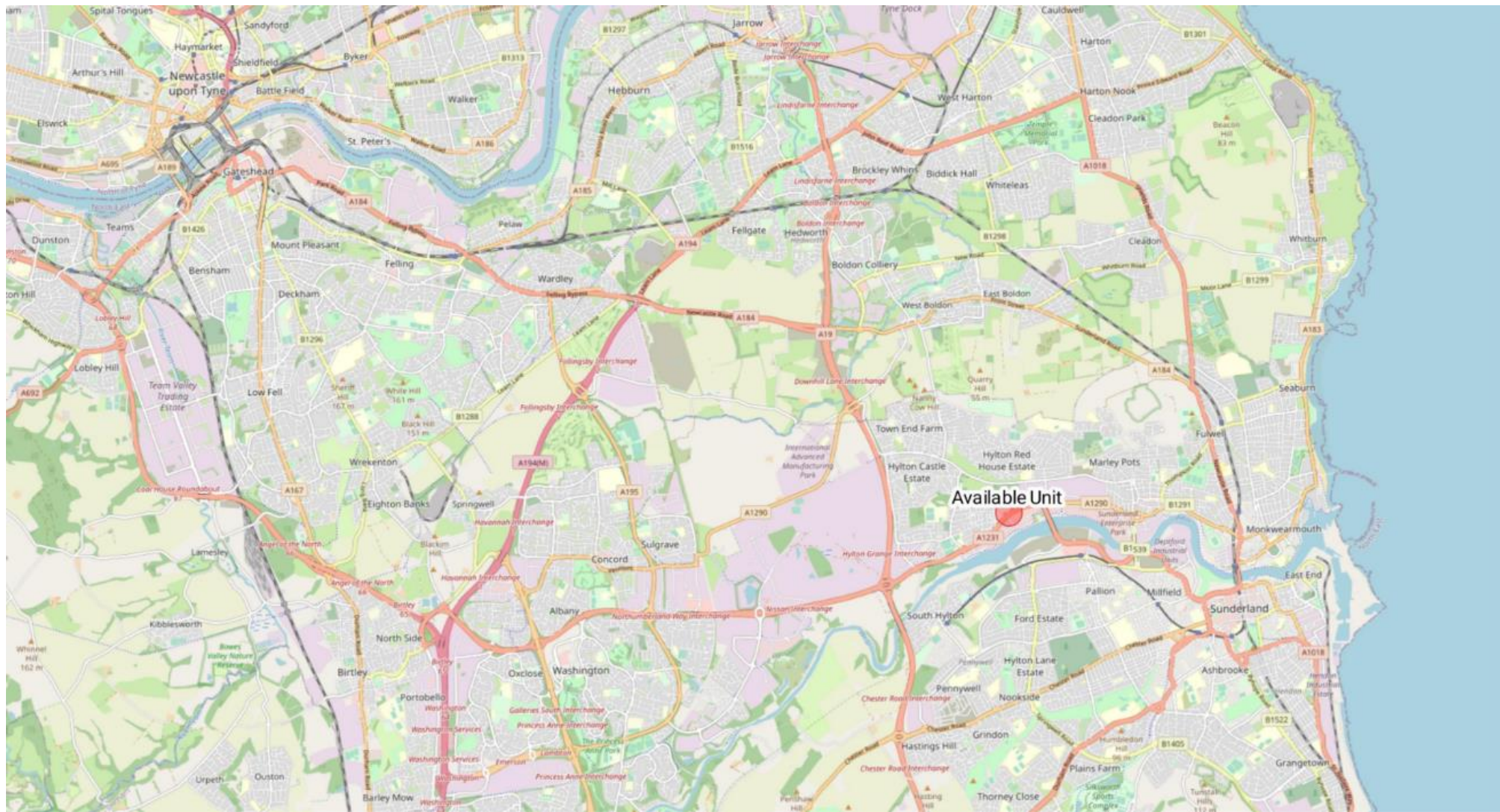
- Positive pre-application response received from Sunderland City Council for an external garden centre/yard of up to 15,000 sq. ft. and reinstatement of secondary access off Castletown Road.



Sub-Division

- The landlord may be receptive to sub-dividing the existing unit to meet a prospective tenants specific requirements.
- The indicative layout below provided for illustrative purposes only would provide the following accommodation split :
 - Unit 1A: 10,500 sq. ft.
 - Unit 1B: 11,250 sq. ft.





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