

TURBINE WAY SUNDERLAND

Turbine Business Park / Sunderland / SR5 3NZ

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TO LET AVAILABLE IMMEDIATELY Two Industrial Units

TB68 - 68,458 sq ft

TB51 - 51,376 sq ft

Capacity for Rooftop Solar PV

LET ASSETS

TB29 - 29,429 sq ft

TB20 - 20,236 sq ft

A development by:

BLOCK
INDUSTRIAL
A COPLEY POINT COMPANY

Situation

Turbine Business Park is located at the junction of the A19 and A1231 Sunderland Highway, adjacent to the new Nissan gigafactory with convenient access off Nissan Way.

The local area occupiers include Nissan, Hyderdrive, Brenntag, Vantec and ASDA.



Accommodation Summary



TB68



TB51



TB29



TB20

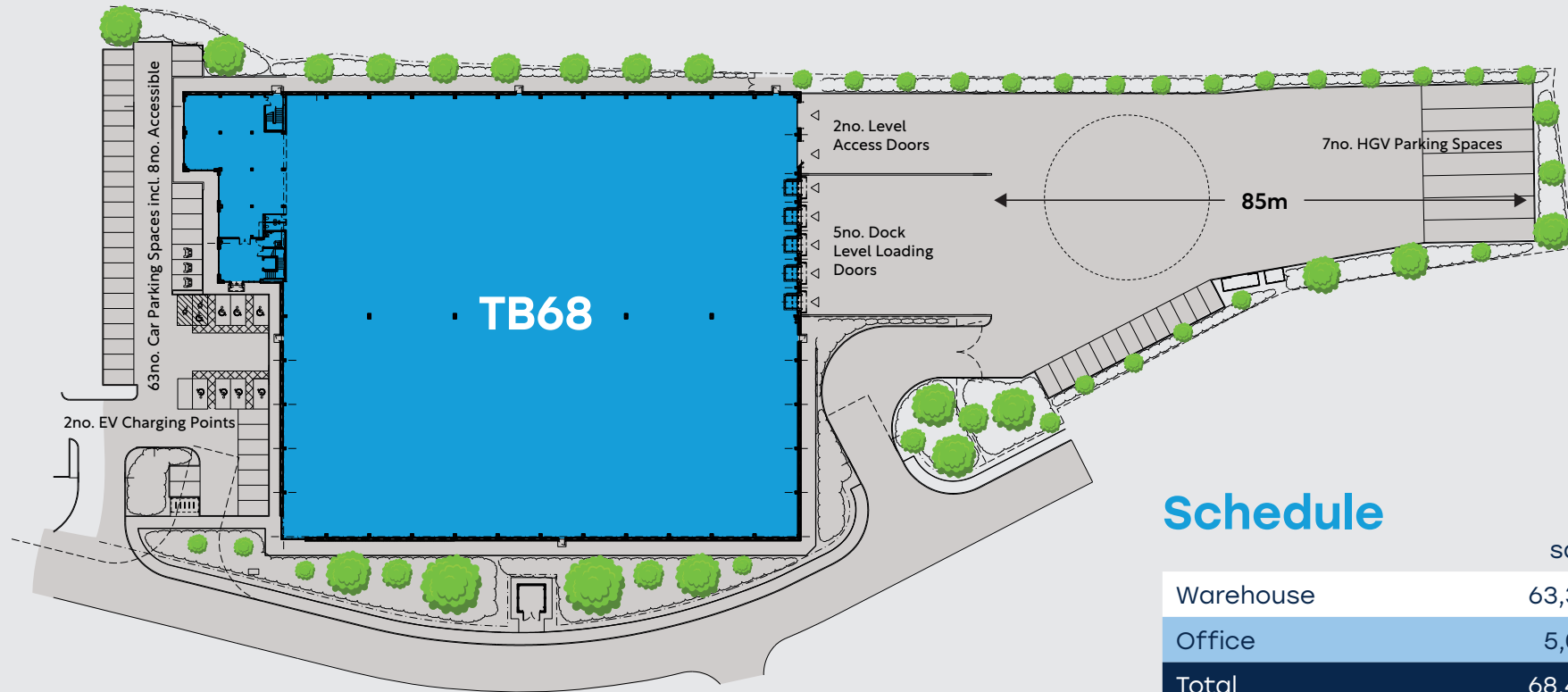
| Description | All units | | | |
|---------------------------------|---|------------|------------|------------|
| Permitted Use | B2 (General Industrial) & B8 (Storage and Distribution) | | | |
| BREEAM Rating | Very Good | | | |
| EPC | A | | | |
| | TB68 | TB51 | TB29 | TB20 |
| Site Area | 3.66 acres | 2.51 acres | 1.45 acres | 0.95 acres |
| Site Coverage | 43% | 46% | 46% | 49% |
| Yard Depth | 85m | 50m | 31m | 29m |
| Total Area (sq ft) | 68,458 | 51,376 | 29,429 | 20,236 |
| Warehouse (sq ft) | 63,389 | 45,833 | 25,909 | 17,190 |
| Office (sq ft) | 5,070 | 5,543 | 3,520 | 3,046 |
| Floor Loading Capacity Per sq m | 50kN | 50kN | 50kN | 50kN |
| Dock Level Loading Doors | 5 | 3 | - | - |
| Level Access Loading Doors | 2 | 3 | 3 | 3 |
| Clear Internal Height | 10m | 10m | 8m | 8m |
| HGV Spaces | 7 | 5 | - | - |
| Car Parking Spaces | 63 | 51 | 30 | 12 |
| EV Charging Points | 2 | 2 | 2 | 2 |
| Power Supply | 635kVA* | 470kVA* | 270kVA | 275kVA |
| Solar PV** | 480 kWp | 360 kWp | - | - |

*Power supply can be upgraded to 3MVA.

**Maximum system size implied from roof coverage and loading capacity.

Two Industrial Units TB68 / TB51

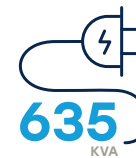
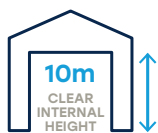
Accommodation: TB68



Schedule

| | sq ft | sq m |
|--------------|---------------|--------------|
| Warehouse | 63,389 | 5,889 |
| Office | 5,070 | 471 |
| Total | 68,458 | 6,360 |

Specification

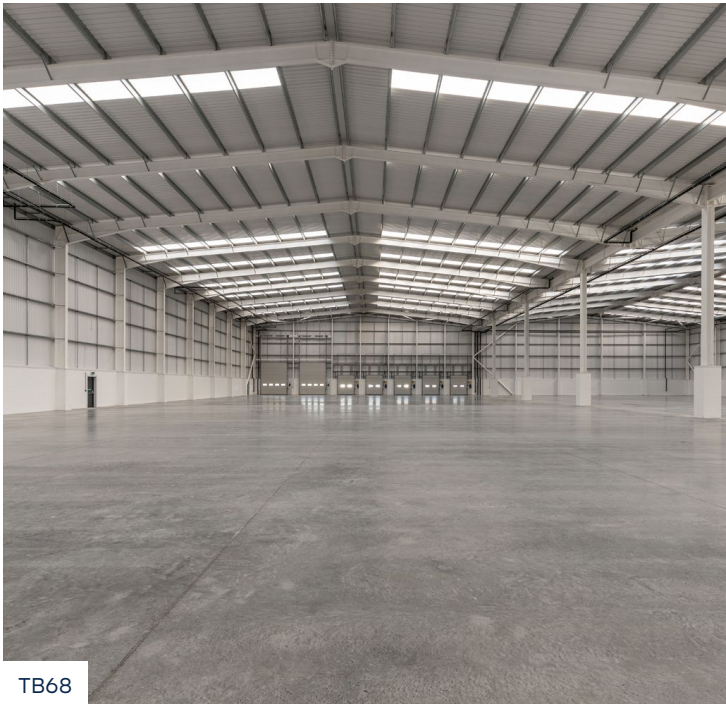




TB68



TB68



TB68

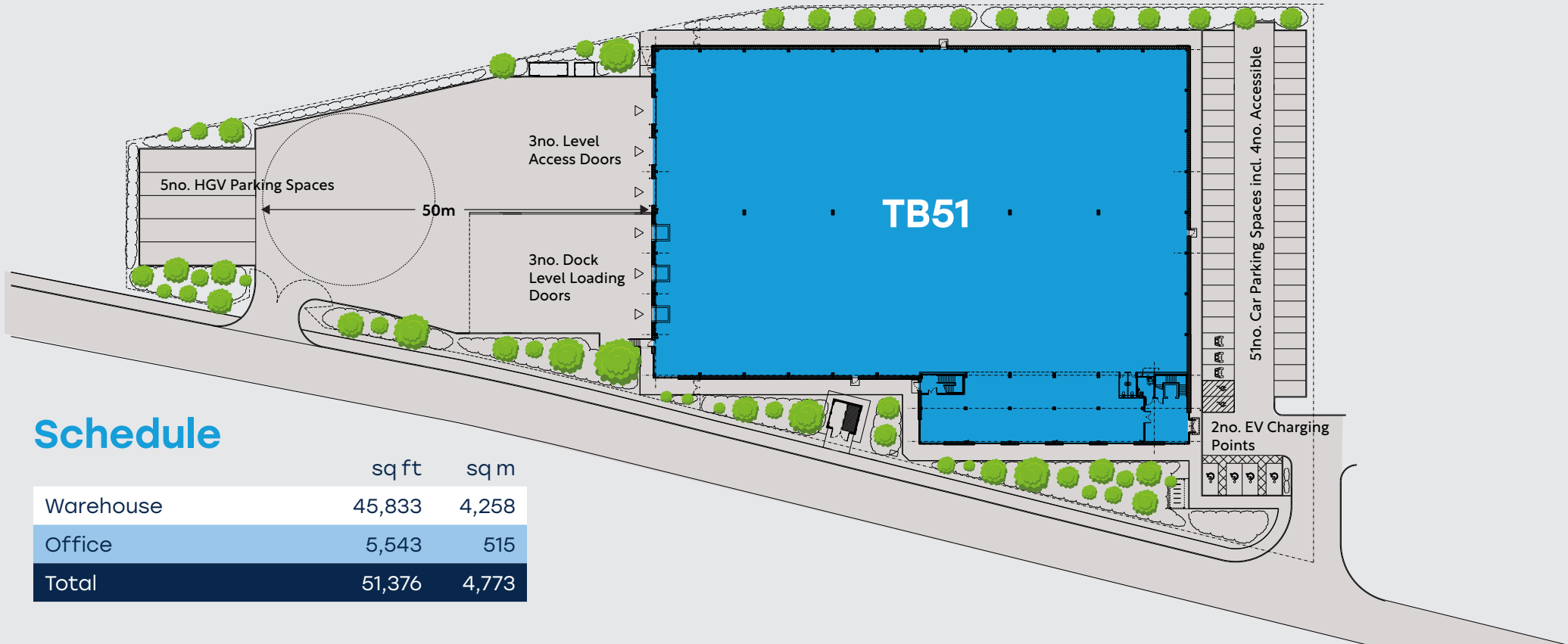


TB68



TB68

Accommodation: TB51



Schedule

| | sq ft | sq m |
|--------------|---------------|--------------|
| Warehouse | 45,833 | 4,258 |
| Office | 5,543 | 515 |
| Total | 51,376 | 4,773 |

Specification

10m
CLEAR
INTERNAL
HEIGHT

50m
YARD DEPTH

3
DOCK LEVEL
LOADING DOORS

3
LEVEL ACCESS DOORS

2
EV CHARGING POINTS

EPC RATING
A
B
C
D
E
F
G

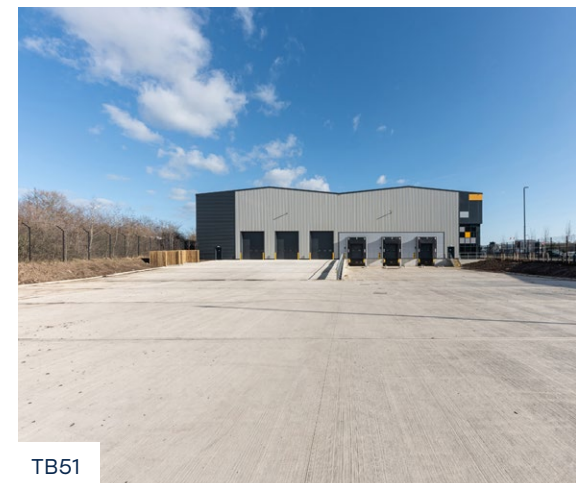
VERY GOOD
BREEAM RATING

470
KVA

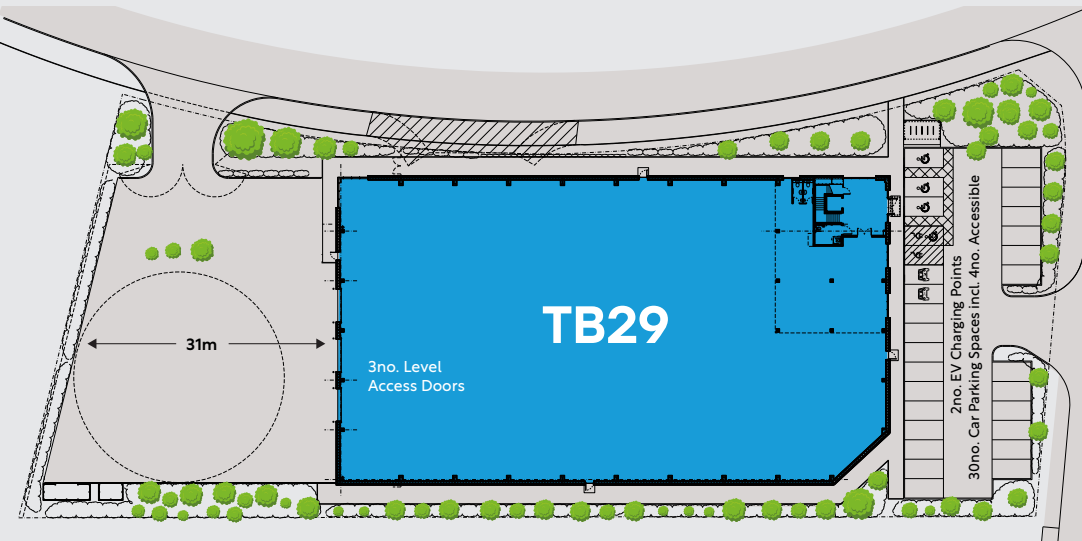
5
HGV SPACES

51
CAR PARKING SPACES

50kN
PER SQ M
FLOOR
LOADING



LET Accommodation:



Specification

8m CLEAR INTERNAL HEIGHT
50kN PER SQ M FLOOR LOADING
EPC RATING A
VERY GOOD BREEAM RATING
270 KVA

Schedule

| | sq ft | sq m |
|--------------|---------------|--------------|
| Warehouse | 25,909 | 2,407 |
| Office | 3,520 | 327 |
| Total | 29,429 | 2,734 |

Let to:

Rheal
SUPERFOODS

Specification

8m CLEAR INTERNAL HEIGHT
50kN PER SQ M FLOOR LOADING
EPC RATING A
VERY GOOD BREEAM RATING
275 KVA

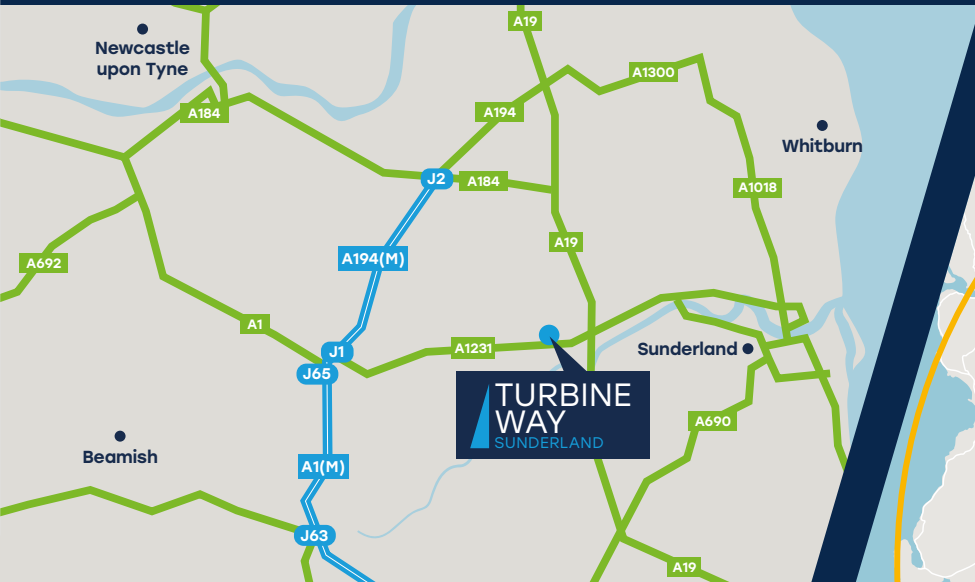
Schedule

| | sq ft | sq m |
|--------------|---------------|--------------|
| Warehouse | 18,000 | 1,672 |
| Office | 2,000 | 186 |
| Total | 20,000 | 1,858 |

Let to:

BATHROOM
CLADDING
DIRECT

Location



Sunderland is recognised as a prime industrial location in the North East. Turbine Business Park is located between the A1(M) and A19 with nearby occupiers such as Asda, Hyderdrive, Brenntag, Vantec, Nissan UK and several Tier One suppliers. The ports of Sunderland and Tyne, Newcastle International Airport and East Coast Mainline rail stations at Durham and Newcastle are all in close proximity to the Grade A units.

ROAD

| | |
|-----------|-----------|
| A19 | 1.8 miles |
| A194 | 3.8 miles |
| A1 (M) | 4.3 miles |
| Newcastle | 12 miles |
| Leeds | 98 miles |
| Hull | 142 miles |

RAIL STATIONS

| | |
|------------|------------|
| Sunderland | 6 miles |
| Newcastle | 12 miles |
| Durham | 14.5 miles |

SEAPORTS

| | |
|------------------------------|-----------|
| Sunderland | 6.5 miles |
| Port of Tyne - South Shields | 7.3 miles |

Two Industrial Units TB68 / TB51

Contacts

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**TURBINE
WAY**
SUNDERLAND

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