



**TO LET**

## ELLESMERE COURT

LEECHMERE INDUSTRIAL ESTATE, SUNDERLAND,  
TYNE & WEAR SR2 9UA



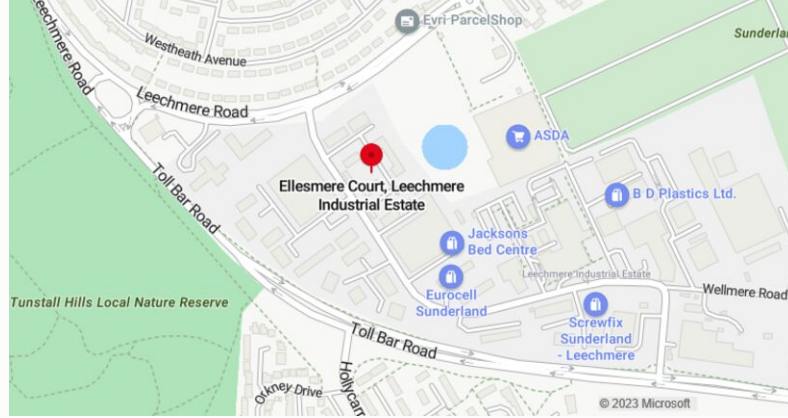
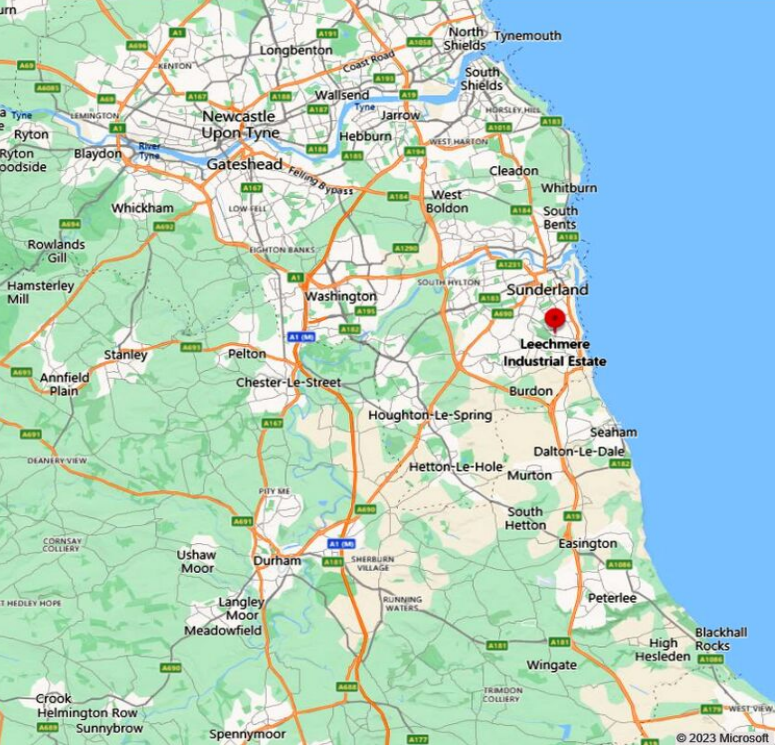
- Well established estate
- CCTV
- Tenant controlled access gates
- Forecourt parking
- Adjoining units can be combined
- Flexible Terms

**WORKSHOP / INDUSTRIAL UNITS**  
**495 - 1,001 sq ft (45 - 92 sq m)**



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## TRAVEL DISTANCE

	Miles	Mins	Transport
Sunderland City Centre	2.6	9	Car
A19	4.2	12	Car
A690	1.7	5	Car
Durham City	12.5	26	Car

Source: theAA.com

# ELLESMERE COURT

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SR2 9UA

## LOCATION

Leechmere Industrial Estate is accessed via A1018 southern radial route to the south and the A690/B1405 to the north. Providing access to the A19 and Sunderland City Centre.

## DESCRIPTION

Ellemere Court comprises 43 single storey, terraced workshop units with brick/blockwork walls and insulated metal cladding. The roofs are of insulated metal decking with rooflights. Each unit has a separate personnel door, loading door and forecourt parking. There s security fencing with tenant controlled access gates and CCTV.

## SPECIFICATION

- Mains electricity and water
- WC facilities
- Loading door 2.7m wide x 2.7m high
- Estate CCTV

## EPC

Copies of individual certificates are available upon request.

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



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