

- Large industrial unit with two storey office space
- Floor area 327.42 sq.m. (3,524.31 sq.ft)
- Site area 0.363 acres (0.147 hectares)
- Suitable for a variety of uses (stpp)
- 9 Allocated parking bays
- 125 Year long leasehold in place, (from 2006)



**Unit 2 Pennywell Industrial Estate,
Sunderland,
SR4 9EN**

**Tenure: Long Leasehold
Offers in Excess of £399,950**

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Location

Pennywell Industrial Estate is set within a well-established commercial and industrial location, on the western side of Sunderland. It is close to the city centre and has excellent road links to the wider North East Region, via the A19 & A183.

The estate accommodates a wide range of industrial, warehouse, trade counter and business occupiers, with high levels of passing traffic and a strong local workforce, lending itself to being a sought-after business destination.

Description

The property comprises a detached two storey office space, with a large single light industrial/warehouse, extending to 327.42 sq.m. (3,524.31 sq.ft.), occupying part of a self-contained site, with private parking, to the front (9 allocated bays).

Internally, the warehouse is very well presented, with large tiled flooring and an up and over tall double electric roller shutter. There is a small upper area, for storage and a kitchen, with WC, underneath.

Connected to the warehouse, there is a two storey office space, of which the upper floor is currently occupied, by Inspire CCTV, on a rolling agreement. The ground floor comprises a carpeted office/reception area, with WC and lift access, to the top floor. Gas central heating throughout and suspended ceilings with LED lighting.

The first floor comprises a carpeted office with WC and kitchenette, suspending ceiling and CCTV throughout.

Externally, there are 9 allocated parking bays and a large yard, to the front of the property. The site is also set within a secure, gated area.

Accommodation

Room	SQM	SQFT
GF - Warehouse (inc Kitchen, WC & Store)	231.49	2,491.73
GF - Office/Reception (inc WC)	50.01	538.30
FF - Office (inc WC & Kitchette)	45.92	494.27
Total	327.42	3,524.31

Floor Area

327.42 sq.m. (3,524.31 sq.ft.)

Site Area

0.363 acres (0.147 hectares)

Price

Offers in Excess of £399,950

Tenure

Long leasehold – 125 year long leasehold in place (from 07 August 2006)

The current tenant would require 3 months' notice, to vacate, however, they would also be interested in staying, under new lease terms, to be agreed.

EPC Rating

D

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Rateable Value

The 2026 Rating List entry has been split, between ground floor and first floor.

Ground floor - £19,000

First floor - £6,900

As the RV is below £12,000 (for the first floor), occupiers, for whom this property forms their sole trading premises, will not pay business rates. We advise to seek verification of the above, from the Local Rating Authority.

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I559

Prepared 16th October 2026

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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