



Professional Property Services

Pallion Shipyard, Pallion, Sunderland, SR4 6LL



(<http://dunlophewood.com/wp-content/uploads/2020/03/GTPE-Aerial.jpg>)

Industrial Unit	Property Type
Sunderland	Location
32,076	Size

Location & Map	Property Description	Features	Lease Terms & Costs	Additional Info
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The property comprises a fully self-contained industrial unit on a secure multi-tenanted site with gated entrance. The unit is of steel portal frame construction with a profile steel sheet clad roof, with 20% roof light provision and cladding to elevations. There is a maximum clear working height in excess of 6m, three LOLER certified ten tonne cranes and two LOLER certified five tonne cranes.

The unit is sectioned in to three bays, each having LED lighting and marked walkways. There are two large goods entrances in to the unit providing front and side loading. Office accommodation, a boardroom, kitchen and WC facilities are arranged over ground and first floor.

Externally there are several shared parking areas across the site and extensive yard space which can be let separately by agreement. The site benefits from a 110 tonne pad which gives loading access to the river via two 120 tonne kamags.

We are advised that there is an HV connection to the site and the installed capacity through six transformers could potentially provide up to 6MW. Other mains services are available on site.