



Prominent Trade Park Development

Pennywell Trade Park, Sunderland, SR4 9EN

- Proposed development of 4 units
- Located on the A183 main arterial route from A19 to Sunderland City Centre
- Adjacent sites under offer to KFC, Aldi and Marstons
- Access to a population of 155,665 within a 3 mile radius*
- Unit sizes from 548 m² (5,900 sq ft) to 2,210 m² (23,800 sq ft)
- To Let: Rents from £38,350 per annum

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St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Location

The trade park will be situated on Pennywell Industrial Estate off the A183 Chester Road, a main arterial road providing access from the A19 less than ¼ mile to the west to Sunderland City Centre 4 miles to the east.

Neighbouring occupiers will include a Marstons Pub & Restaurant, a KFC Drive Thru and an Aldi Supermarket (subject to planning).

Specification

The trade park will deliver 4 units benefitting from the following:

- New insulated roofs incorporating rooflights
- New insulated cladding to elevations
- Attractive glazed trade counter entrances
- Electric sectional loading doors
- Utility connections & 3 phase electricity
- WC facilities
- Generous customer parking areas

Accommodation

Subject to final measurement the units will offer the following floor areas and will be available on new FRI leases at the rents shown.

	M ²	Sq ft	Rent PA
Unit 1	557	6,000	£39,000
Unit 2	548	5,900	£38,350
Unit 3	548	5,900	£38,350
Unit 4	557	6,000	£39,000

Units can be combined to provide up to 2,210m² (23,800 sq ft).

Energy Performance Certificate

Energy performance certificates will be made available on completion of the development.

Demographics

The location benefits from the following demographics.

Drive Time (mins)	2011 All People Resident in Households
10	184,639
20	780,142
30	1,465,409

(*Source: CACI Ltd)

VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk)

Particulars: March 2017

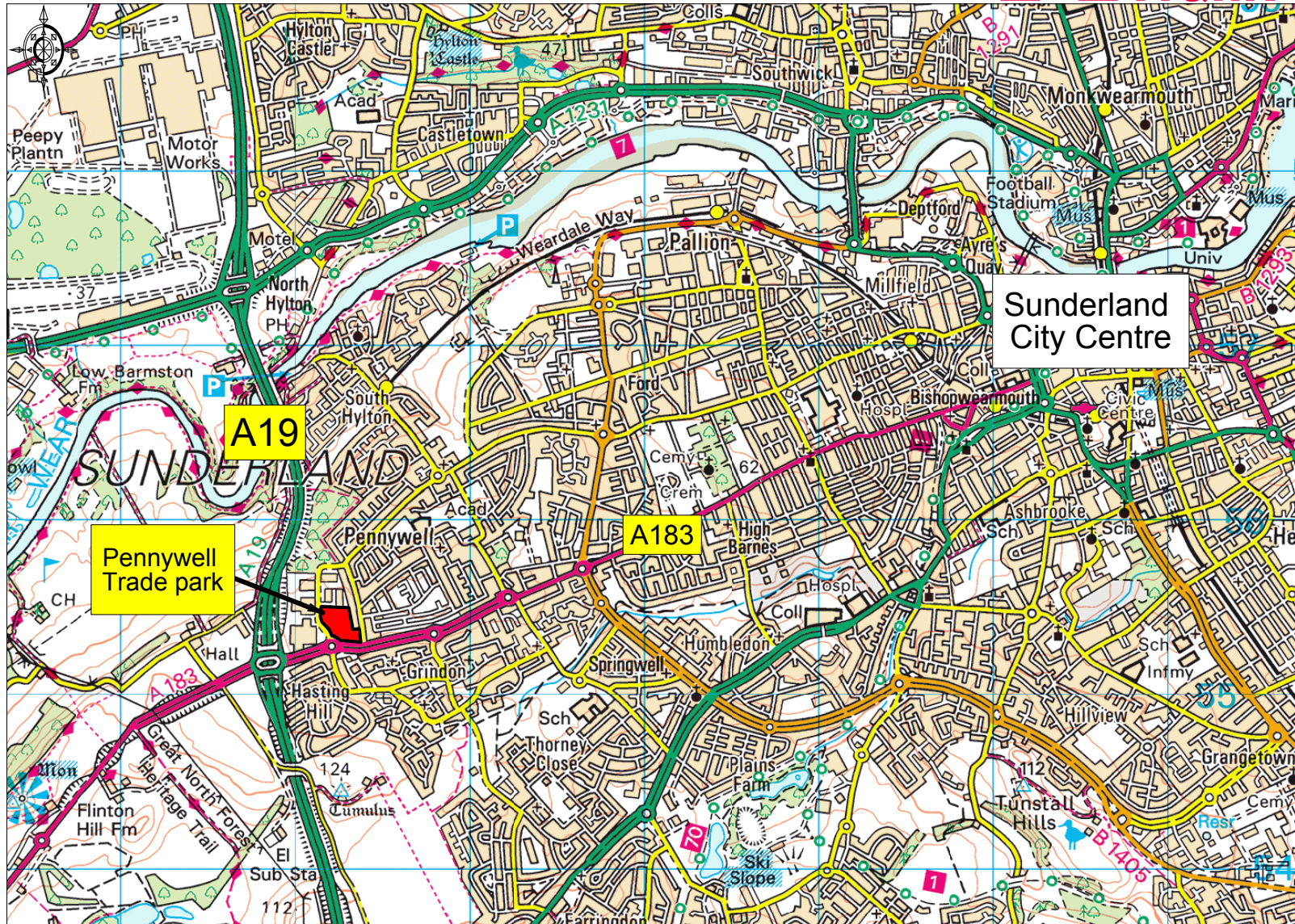
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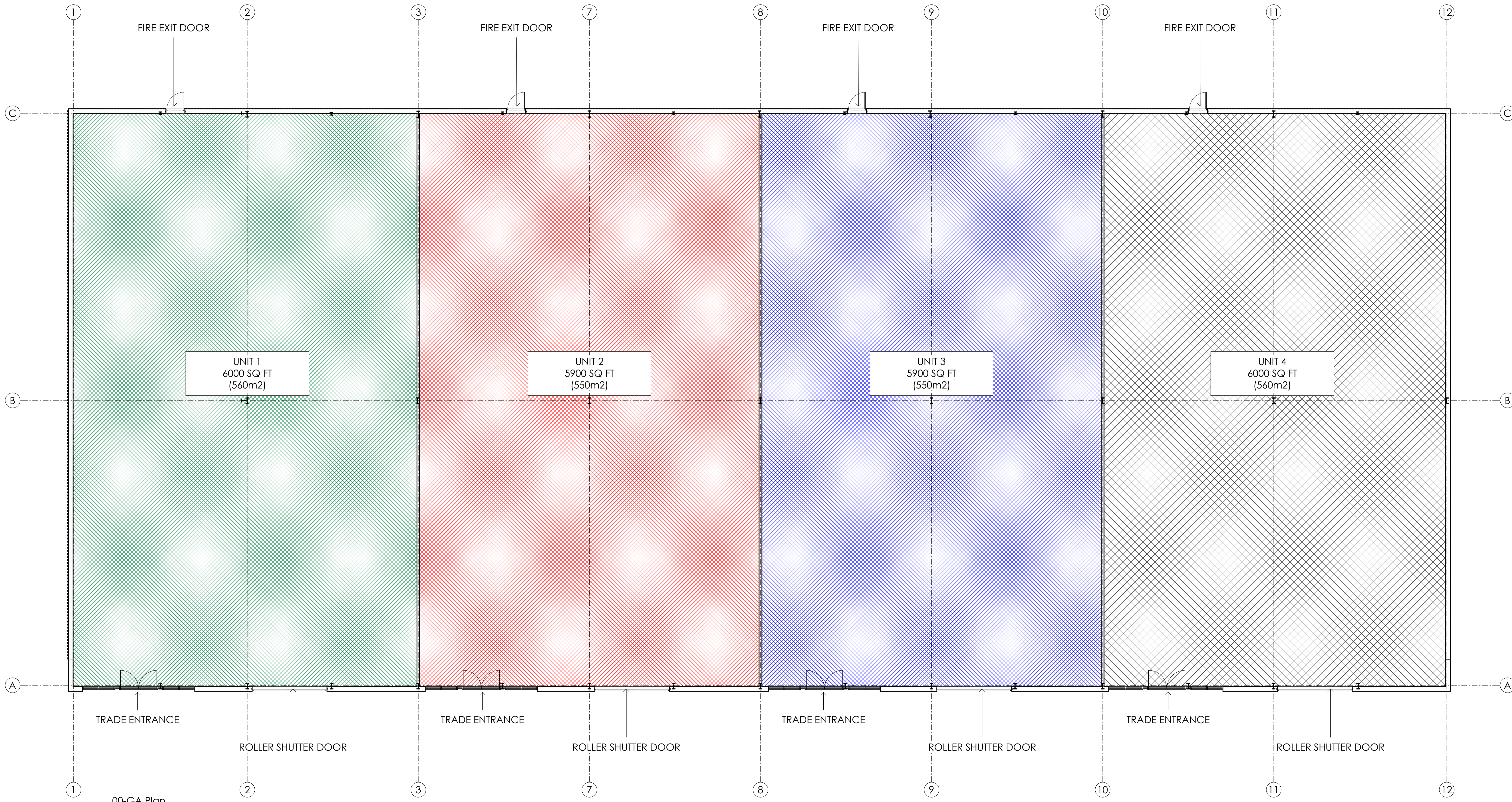
Pennywell Trade Park
Sunderland, SR4 9EN



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Pennywell Ind Est - map

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00-GA Plan
1:100

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														Job Title: Pennywell Trade Park		Job No: 3207		© Drawing & Design Copyright of: FAULKNERBROWNS ARCHITECTS 			
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