



**UNITS
AVAILABLE
FROM**

2,844 sq ft to
18,433 sq ft

TO LET
(MAY SELL)

Prominent Trade / Industrial Estate

Inkerman Street Trade Centre, Sunderland SR5 2BN

**EXCELLENT
INCENTIVES
AVAILABLE**



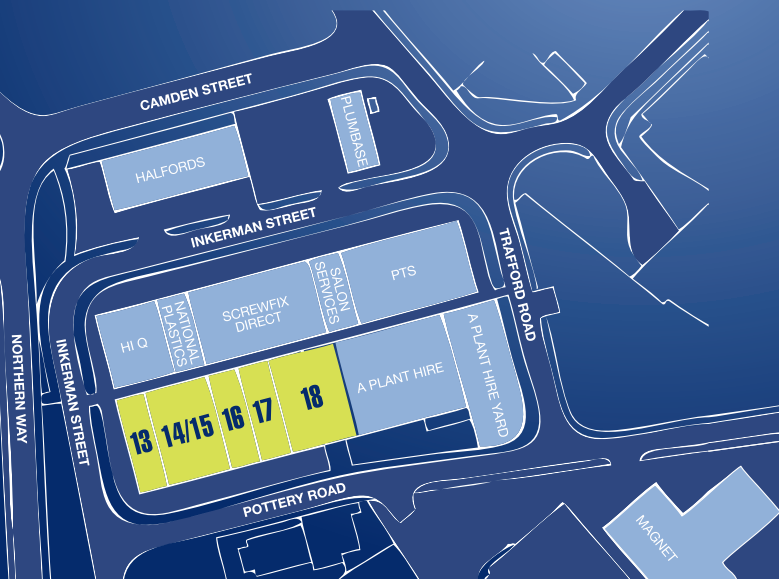
- Prominent trade counter location in central Sunderland.
- Neighbouring occupiers include Screwfix, Halfords Autocentre, PTS, Plumbase, Magnet, Sally Salon and National Plastics.
- Close to local amenities.
- Ideal for trade counter or industrial uses.

LOCATION

The centre is situated adjacent to the Queen Alexandra Bridge, the major crossing point over the River Wear from the A1231 and fronts onto the Queen Alexandra roundabout. The A1231 provides direct access to the A19 trunk road.

DESCRIPTION

Inkerman Street Trade Centre consists of twenty trade units occupying a prominent central location within Sunderland.



The units are of steel frame construction with profile metal cladding above brickwork elevations and insulated roof panels above. Units benefit from WC's, concrete floors, gas supply, 3 phase electricity, roller shutter doors, lighting and car parking.

TERMS

To let on full repairing and insuring terms. Excellent incentives may be available subject to terms and conditions.

RENT

Quoting terms are available on request.

AVAILABILITY

UNIT	SIZE SQ M (SQ FT)	EPC RATING
13	264 (2,844)	F-144
14/15	528 (5,687)	TBC
16	269 (2,892)	C-171
17	267 (2,896)	D-90
18	649 (6,985)	C-51

BUSINESS RATES

Interested parties should contact Sunderland City Council for further information on **0191 520 5555**.

FINANCIAL SUPPORT

Sunderland City Council provides a wide range of support services including financial assistance for eligible businesses setting up, expanding or relocating into the city. Contact the Business & Investment Team for more information on **0191 561 1194** or email: **business.investment@sunderland.gov.uk**



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