



Refurbished High Specification Warehouse / Production Unit

2,547.55 sq m (27,421 sq ft)

Property Highlights

- Modern warehouse/production facility with two-storey offices. Recently refurbished.
- Approximately 1 mile from the A19 and a 10 minute drive to central Sunderland
- 500 kVA existing power supply with 450 kVA also available via a back-up generator
- Clear eaves height of 5.7m
- 54 car parking spaces

Subject to Contract

For more information, please contact:

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Location

The subject unit is located in a prominent position on Colima Avenue within the Sunderland Enterprise Park and is visible from the A1231 Wessington Way. The A19 trunk road is approximately 1 mile to the west providing access to the wider region including the Tyne Tunnel to the north, Teesside to the south and the A1(M).

The Nissan car plant is approximately a 10 minute drive to the west. Sunderland Enterprise Park has good access to local bus routes and has the benefit of nearby amenities including the Hylton Riverside Retail Park, gyms, supermarkets and fast food outlets.

Description

The property comprises a modern detached steel portal frame unit. The elevations are of insulated profile metal clad panels above blockwork walls, with the roof being of insulated profile metal cladding incorporating translucent panels.

The warehouse has a minimum eaves height of 5.7m rising to 9.5m at the apex. Specification includes high bay lighting and heating via six suspended Powermatic gas warm air heaters. To the rear there are two electrically operated up and over loading doors opening on to a concrete yard. Each door measures 5.35m wide x 5.4m high.

The unit has two storey office accommodation and amenities to the front overlooking Colima Avenue. Specification includes:

- Entrance reception
- Suspended ceilings & recessed lights
- Carpet tiles
- Perimeter power and IT sockets
- Gas central heating
- Cooling via air con units in some of the offices
- Male, female and disabled toilets
- Shower/locker rooms
- Kitchen/staff rest area
- Fire and intruder alarms and fob controlled access

Accommodation

When measured the approximate gross internal areas are as follows:

	Sq M	Sq Ft
Warehouse	1,908.97	20,548
Ground Floor Offices / Amenities	328.62	3,537
First Floor Offices / Amenities	309.96	3,336
Total GIA	2,547.55	27,421

Energy Performance Certificate (EPC)

Further information available upon request.

Services

We understand that the property has all mains services, however interested parties should satisfy themselves in this regard. In terms of electricity supply we are informed that the property has the following:

- 500kVA via two incoming supplies –mains supply and on-site sub-station.
- Back-up diesel generator with 450 kVA supply

Rateable Value

The property is currently assessed as two units, RV £105,000 and RV £60,000, reflecting historic use that includes a mezzanine floor, now removed. Re-assessment will be required prior to occupation.

Terms

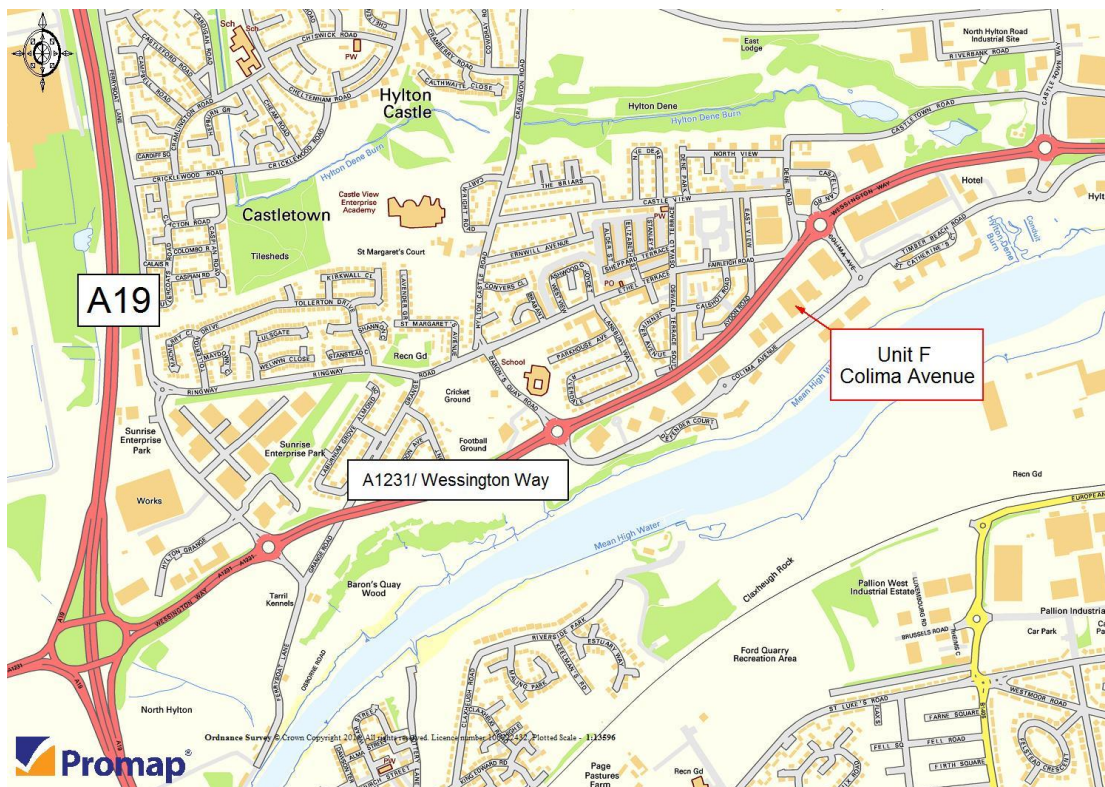
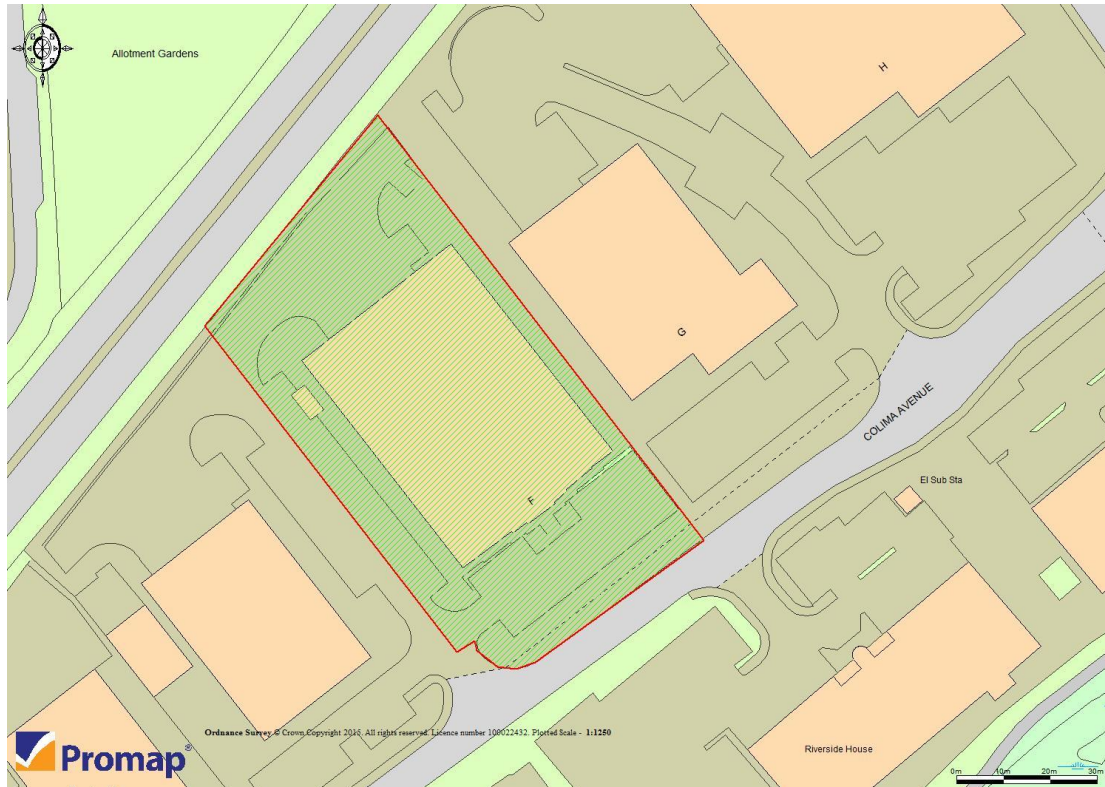
The unit is available to let for a term of years to be agreed with rent on application.

VAT

All figures quoted herein are exclusive of VAT unless expressly stated otherwise.

Viewings

Strictly via the sole agent Cushman & Wakefield.



TO LET
Unit F Colima Avenue
Sunderland Enterprise Park, Sunderland SR5 3XB



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