

To let

New High Quality Industrial Development

Wear Point 55 Washington Road Sunderland SR5 3NS



April 2017



An exciting new commercial development offering bespoke industrial units from 295,000 sq ft to 1,000,000 sq ft

Wear Point 55, Washington Road, Sunderland, SR5 3NS



- Proposed new development strategically located next to the Nissan Car Plant
- Immediately adjacent to the A19
- Excellent communication links both North and South via the A19
- Buildings can be available from mid 2008 (subject to planning permission)
- High specification, quality warehouse and manufacturing accommodation set within landscaped environment
- Accommodation schedule:

Hudson Building	27,870 sq m	(300,000 sq ft)
Wake Building	46,451 sq m	(500,000 sq ft)
Brunel Building	27.414 sa m	(295.084 sq ft)

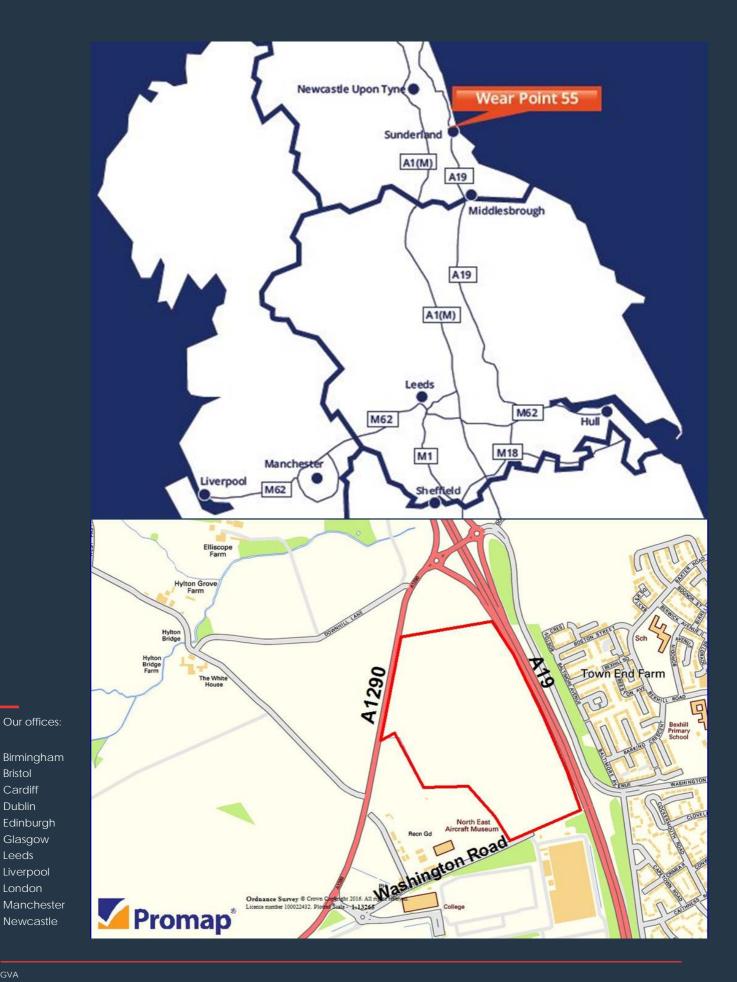
- Design and build opportunities
- Close proximity of Port of Tyne Services
- Onsite leisure and retail amenities proposed
- Excellent labour pool

For further information or an appointment to discuss your requirements, please contact Bilfinger GVA or our joint agents Frew Pain:

Danny Cramman

T: 0191 269 0068 E: danny.cramman@gva.co.uk James Pain T: 0191 229 9517 E: james.pain@frewpain.co.uk





Bristol

Leeds

Central Square South, Orchard Street, Newcastle upon Tyne, NE1 3AZ GVA is the trading name of GVA Grimley Limited ¢2018 GVA

File number: 15B700351

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
 (4) All prices quoted are exclusive of VAI.
 (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.
- GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:
 (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
 (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.