

TO LET

Good Quality Storage/Warehouse

Lombard Street Industrial Estate
Hendon
Sunderland
SR1 2HS



- Terraced Storage/Workshop units
- Unit sizes from 146 m² (1,572 ft²)
- Units incorporates WC facilities
- Within 1 mile of Sunderland City Centre
- Rents from £5,500 per annum

Location

The units are located approximately 1 mile east of Sunderland City Centre, adjacent to the A1018 Southern Radial Route which provides good access to the nearby Port of Sunderland, and the A19 4.5 miles to the south.

Description

The units offer good quality storage/workshop space ideally suited to small and start up businesses.

The units are of traditional brick construction with dual pitched northern light roofs with a concrete tile covering supported on steel trusses.

Internally, the units have a minimum internal clear height of 2.85 m and benefit from concrete floors and WC facilities.

There are paved service areas to the front or rear of the units which provide vehicular access to the units via manual sliding doors with a minimum door size of 2.80 m wide x 2.85 m high.

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Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Description...Cont

NB – unit 16 is currently laid out as office accommodation using internal stud partition walling.

Services

Each unit benefits from all mains services, with unit 5/6 including a three phase electricity supply. Lighting and heating are provided to the office and ancillary areas.

Terms

The units are offered to let by way of new internal repairing and insuring lease on terms to be agreed.

The tenant will be responsible for any Stamp Duty involved in the transaction.

Service Charge

A service charge will be levied on the tenants in respect of the upkeep of the exterior and structure of the unit (excluding doors and windows) together with the estate common roads and areas.

VAT

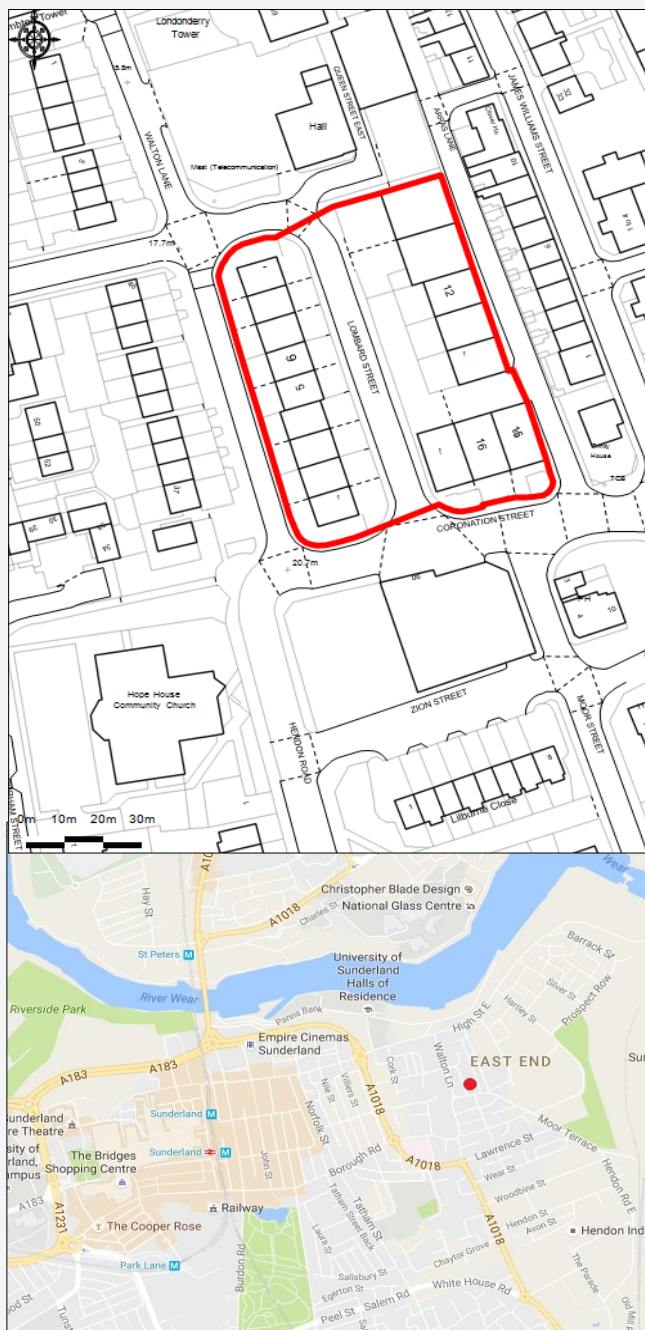
All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

Further Information

For general enquiries and viewing arrangements please contact Duncan Christie on 0191 232 7030 or email: duncanchristie@naylor.co.uk.

Availability, Rents, Rates and EPC

| Unit | m ² | ft ² | Rent pa | Service Charge | Rateable Value | Rates Payable | EPC | Status |
|---------|----------------|-----------------|---------|----------------|----------------|---------------|---------|-----------|
| Unit 9 | 80 | 865 | £3,900 | £675 | £4,100 | £1,910.60 | D – 99 | U/O |
| Unit 10 | 199 | 2,170 | £8,770 | £1,355 | £7,900 | £3,681.40 | | Available |
| Unit 11 | 199 | 2,170 | £8,770 | £1,355 | £7,900 | £3,681.40 | | Available |
| Unit 12 | 120 | 1,295 | £5,500 | £1,010 | £5,300 | £2,469.80 | F – 129 | U/O |
| Unit 15 | 149 | 1,607 | £6,850 | £1,120 | £6,700 | £3,122.20 | F – 148 | U/O |
| Unit 16 | 146 | 1,572 | £6,700 | £1,125 | £7,800 | £3,634.80 | C – 73 | Available |
| Unit 17 | 145 | 1,564 | £6,250 | £925 | n/k | n/k | n/k | Available |



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