

# TO LET

## Storage/Workshop Units

Glaholm Road Industrial Estate  
Hendon  
Sunderland  
SR1 2NX



- Terraced portal framed storage/workshop units
- Unit sizes from 995 ft<sup>2</sup>
- Units incorporate 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 is 4.5 miles to the south.

### Description

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

They are of steel portal frame construction with brick/blockwork walls to dado level and profile steel cladding to eaves. The roof areas are double pitched with an insulated profile steel sheet covering incorporating translucent roof lights.

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## Description ... Cont

Internally, the units have a minimum clear height of 2.90 m and benefit from concrete floors and WC facilities.

There are tarmac service areas to the front of the units which provide vehicular access to the units via manual up and over sectional doors with a minimum door size of 2.95 m wide x 2.90 m high.

## Services

Each unit benefits from all mains services.

## 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.

## Terms

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

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

## VAT

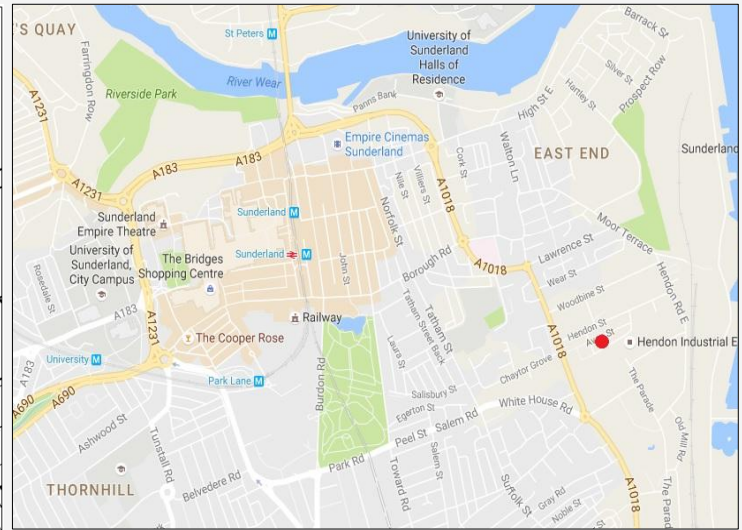
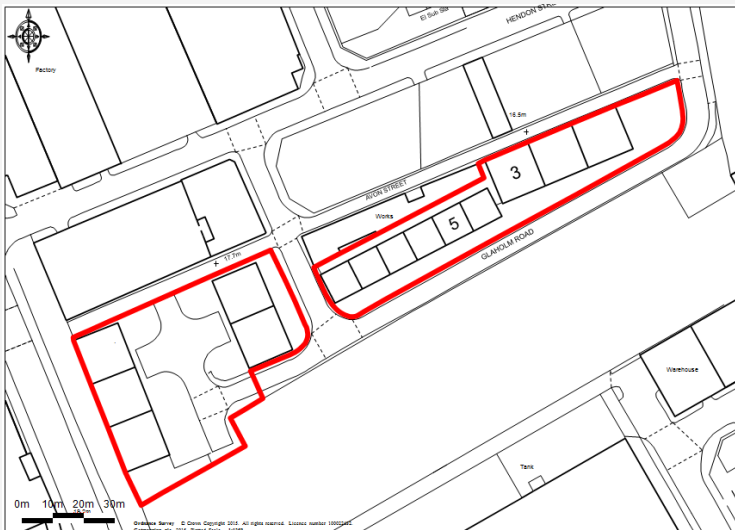
All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

## Further Information

For general enquiries and viewing arrangements please contact Duncan Christie on 0191 232 7030 or email: [duncanchristie@naylors.co.uk](mailto:duncanchristie@naylors.co.uk)

## Availability, Rents, Rates and EPC

Unit	m <sup>2</sup>	ft <sup>2</sup>	Rent pa	Service Charge	Rateable Value	Rates Payable	EPC Asset Rating
Unit 2	212.8	2,290	£10,450	£1,225	£7,800	£3,634.80	F - 147
Unit 3	214	2,302	£10,400	£1,225	£7,700	£3,829	E - 109
Unit 9	93	1000	£5,000	£550	£4,650	£2,311	E - 122



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