



To Let

Unit 13, Pallion Way, Pallion Industrial Estate, Sunderland, SR4 6SL

- Detached factory unit with substantial office space
- Well established industrial location
- Total area 4,832 m² (52,014 sq ft)
- 2 storey block incorporating offices, reception, WC's and canteen comprising 1,574 m² (16,946 sq ft)
- Dock and level access loading
- Rent £65,000 per annum

0191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Situation

The Pallion Industrial Estate is situated on the south bank of the River Wear, 2 miles west of Sunderland City Centre and easily accessible from the Queen Alexander Bridge. The A19 lies 2 miles to the west of the property and Newcastle City Centre approximately 12 miles to the north.

Please see the attached Ordnance Survey plans for the exact location of the property.

Description

The premises comprise a 2 bay factory unit which fronted by a two storey office and ancillary block.

The factory space is of steel portal framed construction with brick work walls and a pitched mineral felt covered roof supported on metal decking and incorporating glazed roof lights.

Internally the factory has concrete floors and an internal clear height of 4.6 m. There is a loading bay with a large dock access and a further smaller loading bay built to the side (south).

The factory is fronted by a 2 storey block providing a range of offices and welfare areas to the ground floor and a series of private and general offices to the upper floor along with further toilet facilities.

Externally there is secure yard space to the east and south of the building and forecourt to the west, all of which provide access to a series of electrically operated roller shutter loading doors.

Car parking is provided by way of off street bays to the front of the office space.

Services

The property benefits from all mains services including a substantial three phase electricity supply. Heating to the factory area is by way of gas fired warm air blowers and to the office and ancillary blocks by way of a gas fired boiler serving panel radiators.

Accommodation

The unit has the following gross internal areas:-

| | | |
|--------------------------------------|----------------------------|---------------------|
| Ground Floor Offices, WC's & Canteen | 787 m ² | 8,473 sq ft |
| First Floor Offices/WC's | 787 m ² | 8,473 sq ft |
| Main Factory Area | 2,646 m ² | 28,484 sq ft |
| Main Loading Bay | 495 m ² | 5,330 sq ft |
| Side Loading Bay | 81 m ² | 876 sq ft |
| Side Stores | 35 m ² | 378 sq ft |
| Total | 4,832 m² | 52,014 sq ft |

Rating

The ground floor space is assessed at rateable value £60,000 and the upper floor offices are separately assessed at rateable value £12,500.

Energy Performance Information

The property has two energy performance asset ratings. The ground floor is rated at 'D91' and the first floor office accommodation at 'F144'.

Terms

The property is offered to let by way of new lease for a term of years to be agreed at a rental of £65,000 per annum.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Strictly by appointment through Knight Frank

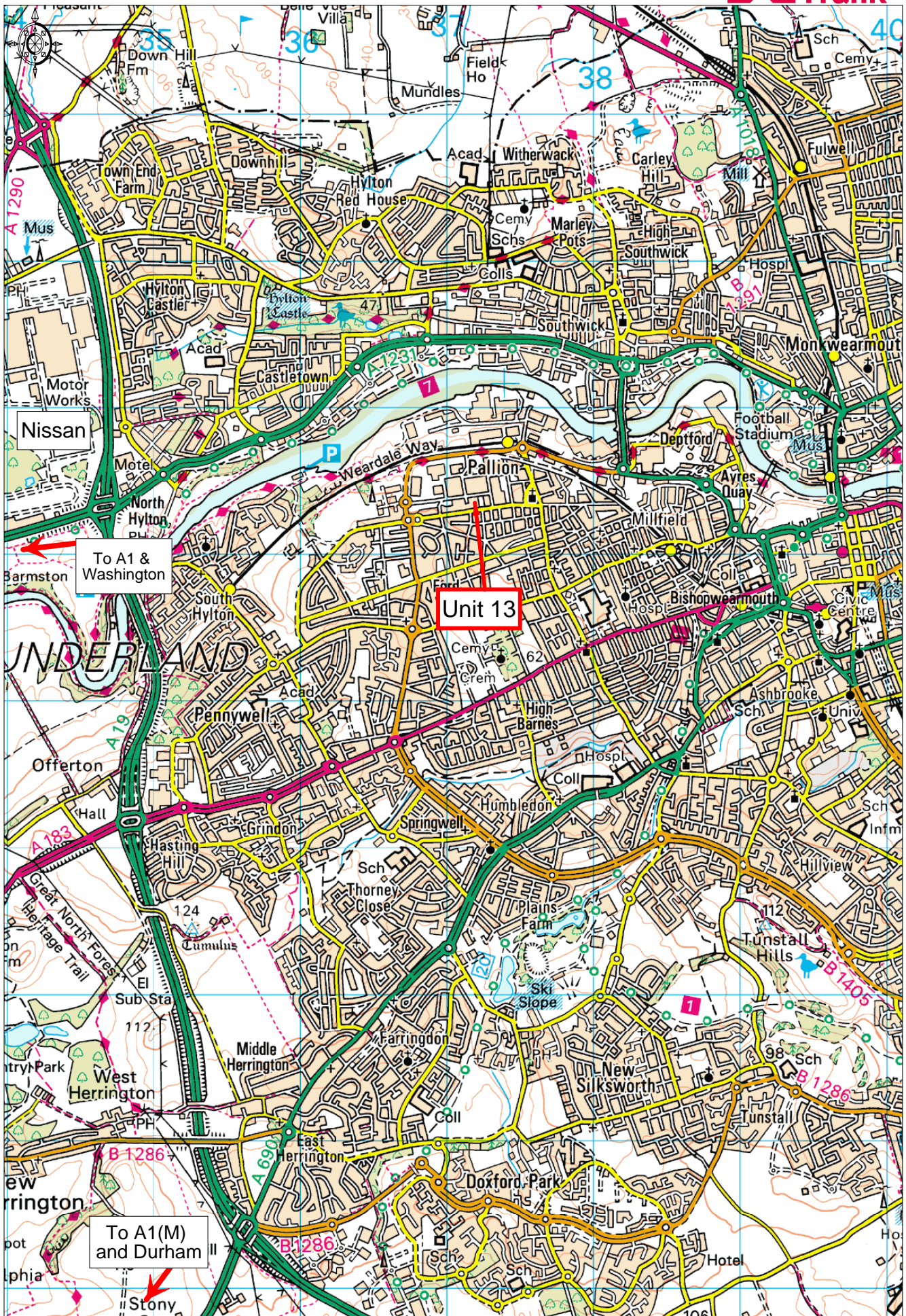
Particulars - November 2014

Important Notice

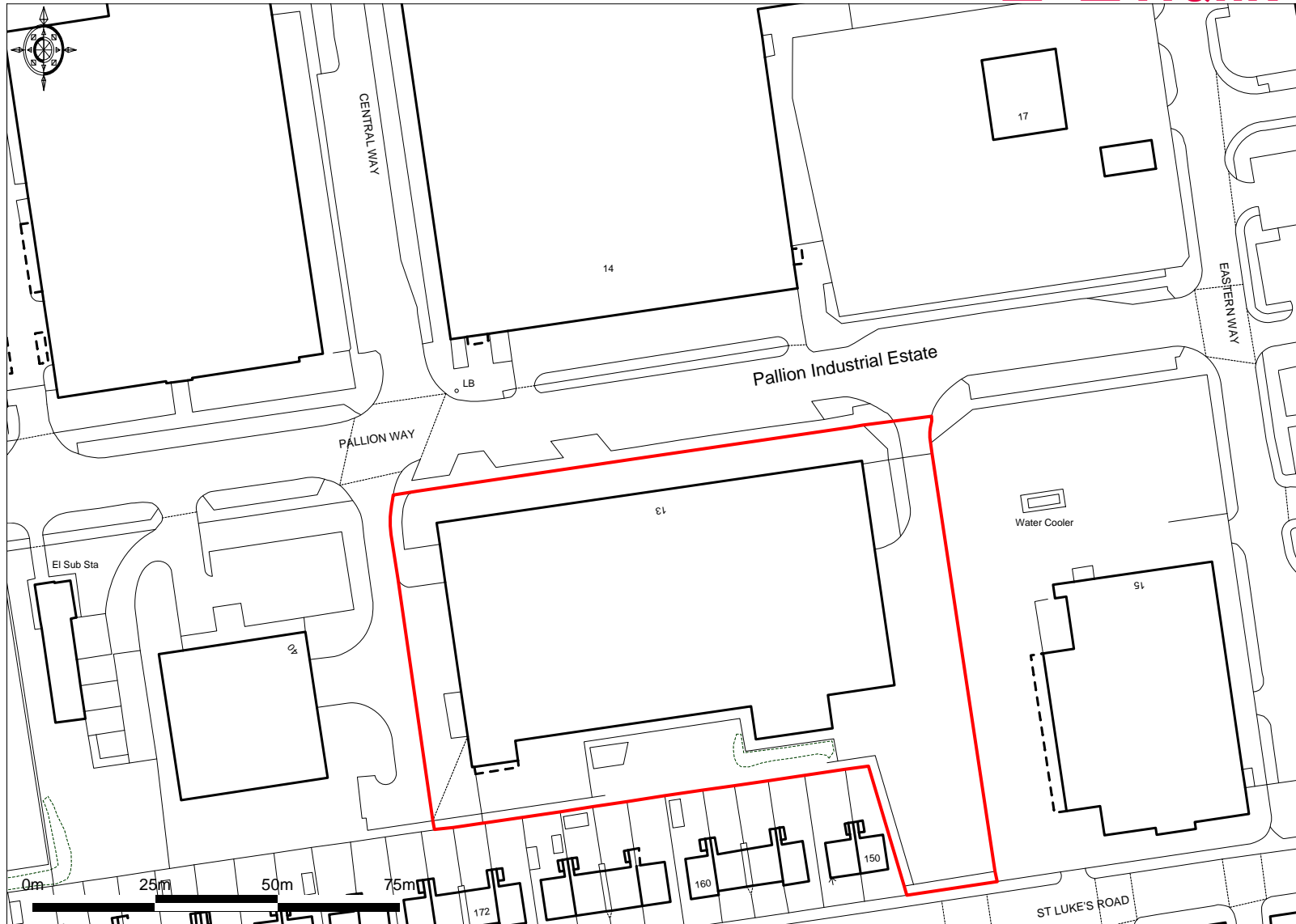
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Unit 13 Pallion Industrial Estate Sunderland



Former Remploy Premises
Unit 13 Pallion Industrial Estate
Sunderland



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Remploy, Unit 13 Pallion Industrial Estate - plan

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