



**KnightFrank.com**



## To Let

**Glaholm Road Industrial Estate, Hendon, Sunderland, SR1 2NX**

- Terraced portal framed storage / workshop units
- Unit sizes from 93 sq m (995 sq ft)
- Units incorporate WC facilities
- Within 1 mile of Sunderland City Centre
- Rents from £5,000 per annum

**+44 191 221 2211**

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

## 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.

Please see the attached Ordnance Survey Promap showing the exact location of the estate.

## Description

The units offer good quality storage / workshop space ideally suited for small and 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 incorporated translucent rooflights.

Internally, the units have a minimum clear height of 2.90m 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 2.95m wide x 2.90m high.

## Services

Each unit benefits from all mains services.

## 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.

## 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.

## Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

[Image: Jan 2015, Particulars: Jan 2016]

## Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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## Availability, Rentals & Rates & Energy Performance Information

Please find details of current availability and rental costs in the following table. Energy performance information is also presented with further information available on request.

Unit	Sq M	Sq ft	Rent PA	Service Charge	Rateable Value	Rates Payable (15/16)	Energy Performance Asset Rating
Unit 1	211	2,269	£10,225	£1,225	£4,650	£2,232	D (94)
Unit 3	214	2,302	£10,400	£1,225	£7,700	£3,696	E (109)
Unit 5	93	995	£5,000	£550	£4,650	£2,232	F (128)
Unit 9	93	1,000	£5,000	£550	£7,700	£3,696	E (122)

\* 100% Business Rate relief is currently available until 31 March 2016 if you occupy a single property and its Rateable Value is £6,000 or less. Relief is also available on a sliding scale on properties with Rateable Values up to £12,000. Further information is available from the website <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Glaholm Road,  
Hendon, Sunderland

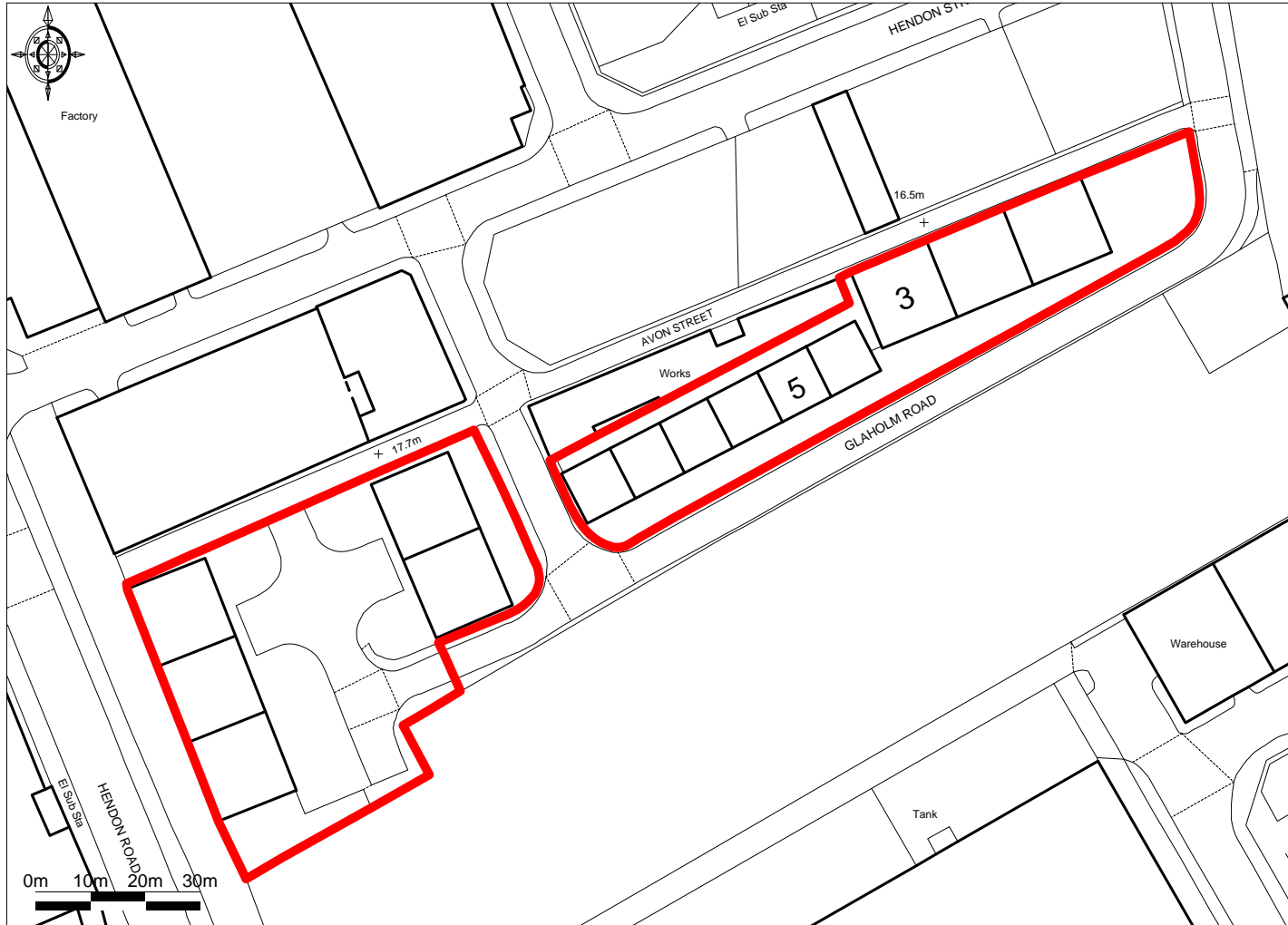


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Glaholm Road

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Glaholm Road Workshops,  
Hendon, Sunderland



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