

Pallion Industrial Estate Sunderland

Available to Let
Warehouse
2,813 sq ft



2 miles (3.2 km) from Sunderland



Newly refurbished



Roller shutter doors



24-hour access



On-site parking



Secure yard adjacent

Pallion Industrial Estate

Pallion Industrial Estate European Way Sunderland SR4 6SN



Description

This industrial/storage unit is of steel portal frame construction with insulated profile steel cladding to the roof and elevations. The unit has an internal clear height of 4.5M and good access via an electric operated insulated sectional loading door. The unit benefits from a ground floor large office within the workspace, with welfare block; ladies, gents and disabled WC's at ground level, additional kitchen and welfare block mezzanine level. Parking is provided at the front and side of the property and HGV loading is from a secure enclosed large yard area to the rear.

Location

The Pallion Industrial Estate is situated on the South bank of the River Wear on the West side of Sunderland and within easy access of the new Northern Spire Bridge. The A19 lies approximately two miles to the West of the property, Sunderland City Centre approximately two miles to the East and Newcastle City Centre approximately 12 miles to the North.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

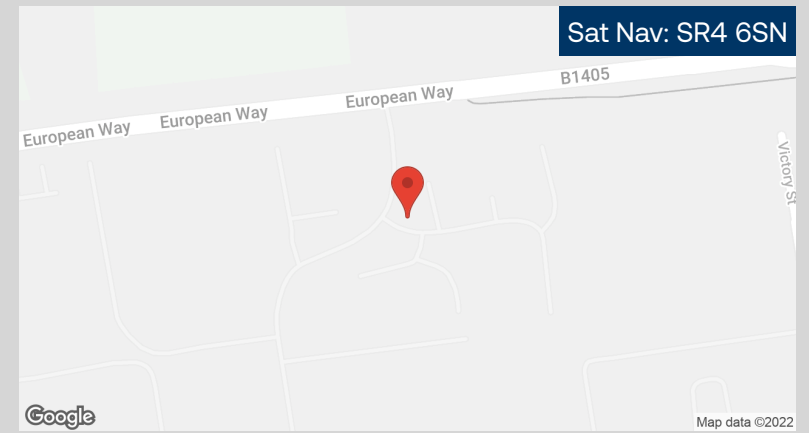
Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 36c	Warehouse	2,813	Immediately	£1,920 PCM
Total		2,813		

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