

# TB20

## TURBINE WAY

**To Let** |

Industrial/Warehouse Unit 20,000 sq ft

**Turbine Business Park**

**Ready for occupation September 2022**



**A19/A1231 | SUNDERLAND | SR5 3QY**

A Development by

[www.turbinebusinesspark.co.uk](http://www.turbinebusinesspark.co.uk)

**COPLEY**  
POINT

# TB20

TURBINE WAY | TURBINE BUSINESS PARK | SUNDERLAND | SR5 3QY

Nissan Way



## LOCATION

TB20 is located on Turbine Business Park close to the junction of the A19 and A1231 Sunderland Highway, with access off Nissan Way via Turbine Way. Nearby occupiers include Asda, Vantec, Nissan UK and several Tier One suppliers. The ports of Sunderland and Tyne, Newcastle International Airport and East Coast Mainline rail stations at Durham and Newcastle are all in close proximity.



## DESCRIPTION/SPECIFICATION

A modern detached industrial/warehouse unit:-

- Eaves 8m underside of haunch
- 3 level access doors
- Floor loading 50kn/m<sup>2</sup>
- Secure yard
- 2,000 sq ft office space
- 12 car parking spaces

## SERVICES

All main services will be connected to the unit.

## TERMS

Available to let on a new FRI lease on terms to be agreed.

## PLANNING

B1, B2 and B8.

## RATEABLE VALUE (RV)

The Rateable Value will be assessed on completion. For further information please contact Sunderland City Council billing authority.

## EPC

Available on completion.

## FURTHER INFORMATION

Please contact joint letting agents:

**AVISON  
YOUNG**

**0191 261 2361**

**Danny Cramman**

danny.cramman@avisonyoung.com

**HTA**  
REAL ESTATE

**0191 245 1234**

[www.htare.co.uk](http://www.htare.co.uk)

**Simon Hill**

simon@htare.co.uk

**Nick Atkinson**

nick@htare.co.uk

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