WAREHOUSE TO LET

14,892 SQ FT

WAYFARER ROAD
SUNDERLAND **SR5 3XA**

HTA
REAL ESTATE
0191 245 1234
www.htare.co.uk

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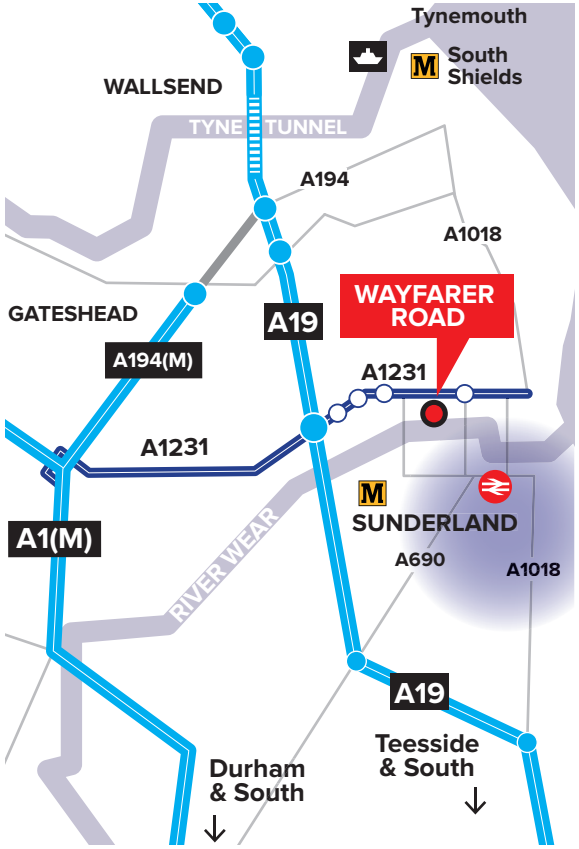

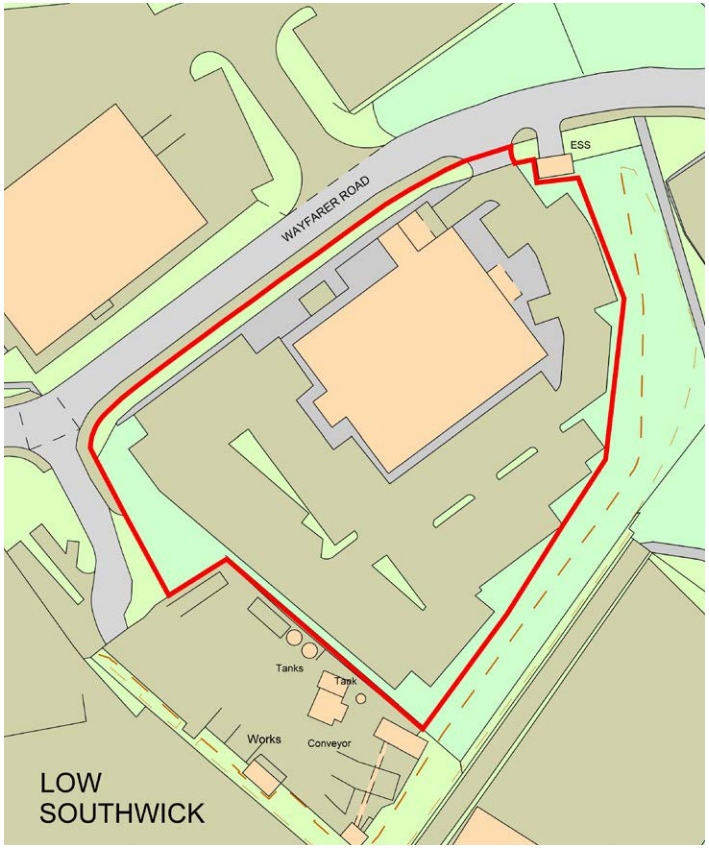

LOCATION

The property is located on Wayfarer Road, just off the A1231 Wessington Way, providing direct access to Sunderland and the A19.

This property is just 2 miles north of Sunderland City Centre and 2.8 miles east of the A19. The drive time to NMUK Nissan plant is approximately 11 minutes.

DESCRIPTION

The property is of steel portal frame construction with brick and clad walls and a pitched profile sheet clad roof over.

THE PROPERTY BENEFITS FROM

+ 8m eaves height
+ Three level loading doors (5m x 4m)
+ Loading on two elevations
+ Extensive yard/parking
+ First floor office space
+ Two miles from Sunderland City Centre
+ Ready for occupation June 2022

ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	12,289	1,141.68
F/F OFFICES	2,604	241.92
TOTAL	**14,892**	**1,383.6**

SERVICES

We understand that all main services are connected to the building. Interested parties are advised to make their own enquiries.

TERMS

The property is available by way of a new FRI lease on terms and rent to be agreed.

EPC

To be assessed.

BUSINESS RATES

To be assessed.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

FURTHER INFORMATION

HTA REAL ESTATE
0191 245 1234
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MISREPRESENTATION ACT: Misrepresentations Act 1967 and Consumer Protection from Unfair Trading Regulations 2008 – these particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering into any contract. December 2021

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