



# TURBINE WAY SUNDERLAND

Turbine Business Park / Sunderland / SR5 3QY

TO LET

## Two Industrial Units

TB68 - 68,458 sq ft

TB51 - 51,376 sq ft

LET ASSETS

TB29 - 29,429 sq ft

TB20 - 20,236 sq ft

A development by:

**BLOCK**  
INDUSTRIAL  
A COPLEY POINT COMPANY

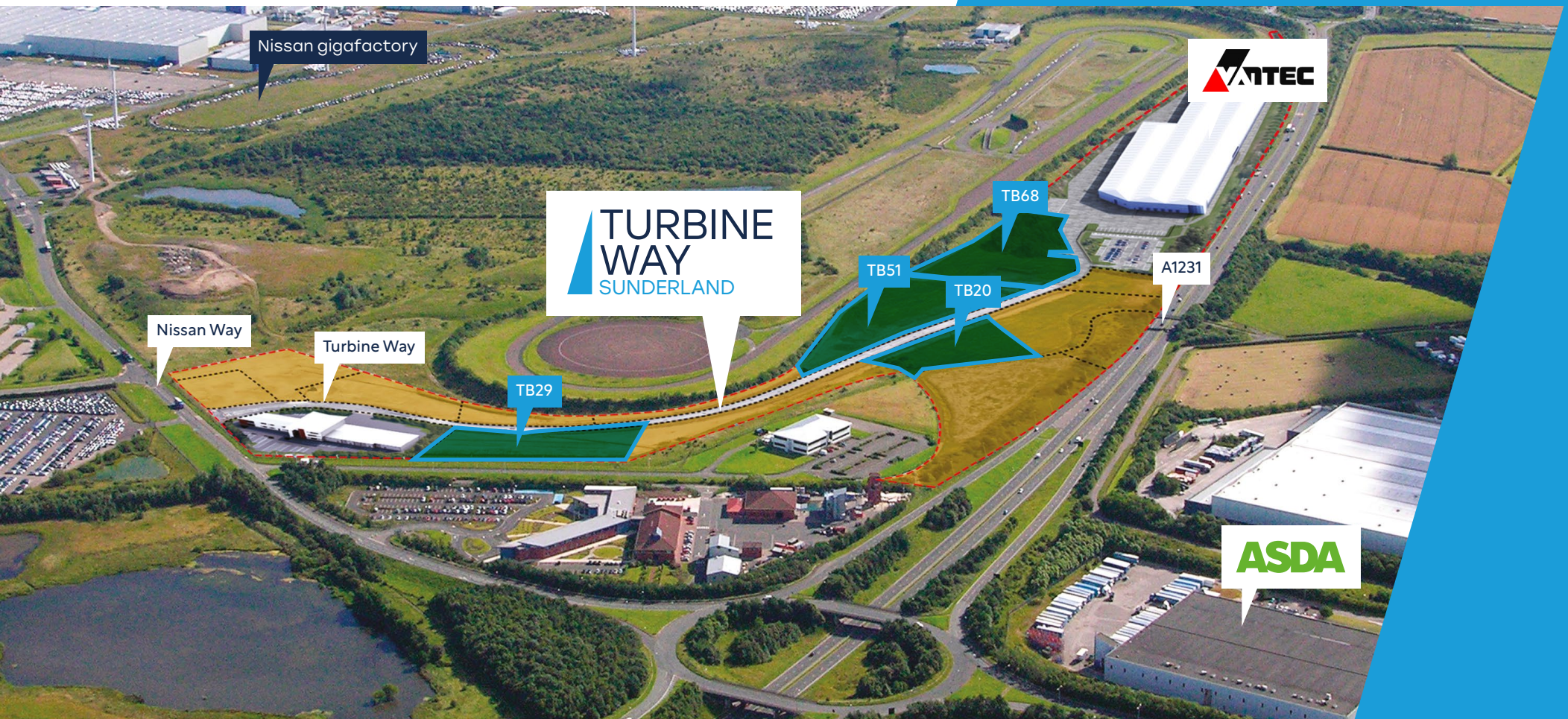


# Situation

Turbine Business Park is located at the junction of the A19 and A1231 Sunderland Highway, adjacent to the new Nissan gigafactory with convenient access off Nissan Way.

The local area occupiers include Nissan, Amazon, Vantec and ASDA.

**TURBINE  
WAY**  
SUNDERLAND



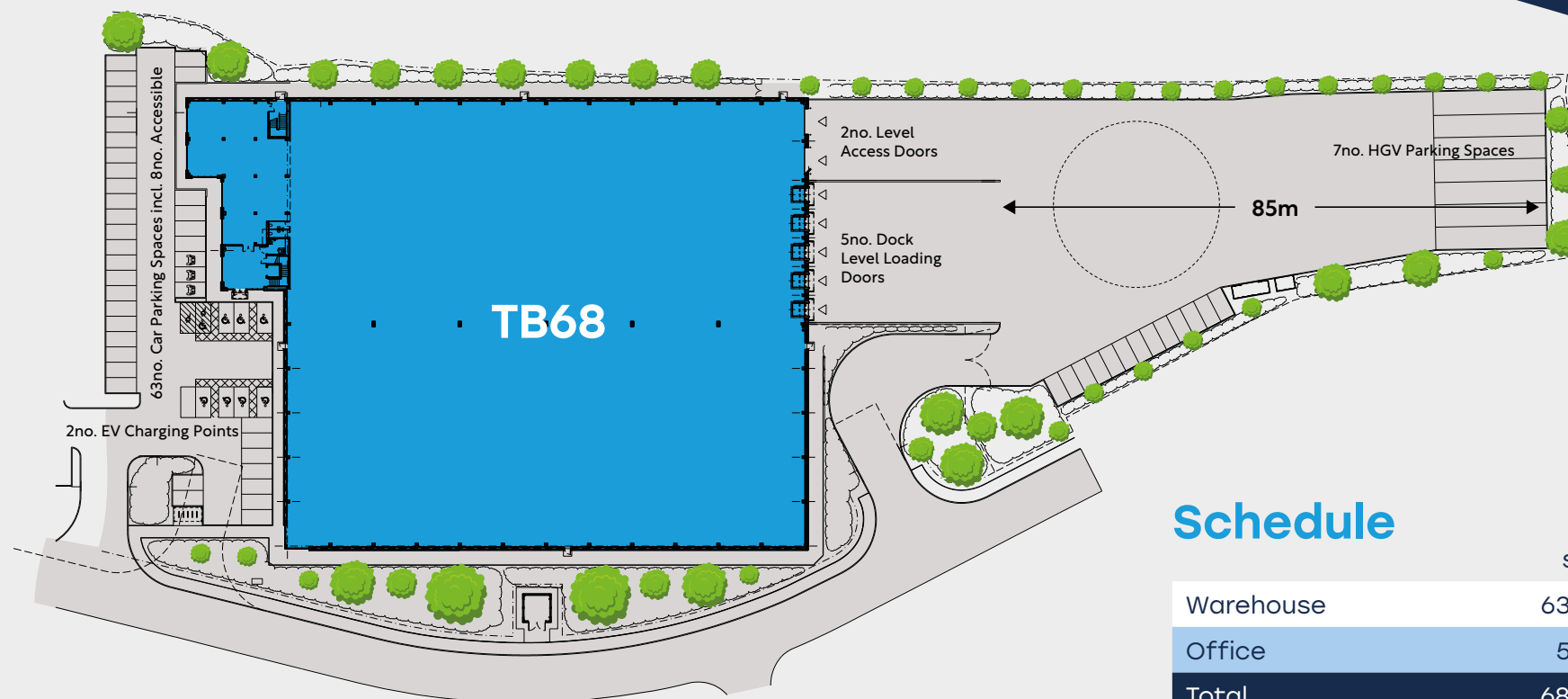


# Accommodation Summary



Description	All units			
Permitted Use	B2 (General Industrial) & B8 (Storage and Distribution)			
BREEAM Rating	Very Good			
EPC	A			
	TB68	TB51	TB29	TB20
Site Area	3.66 acres	2.51 acres	1.45 acres	0.95 acres
Site Coverage	43%	46%	46%	49%
Yard Depth	85m	32m	31m	29m
Total Area (sq ft)	68,458	51,376	29,429	20,236
Warehouse (sq ft)	63,389	45,833	25,909	17,190
Office (sq ft)	5,070	5,543	3,520	3,046
Floor Loading Capacity Per sq m	50kN	50kN	50kN	50kN
Dock Level Loading Doors	5	3	-	-
Level Access Loading Doors	2	3	3	3
Clear Internal Height	10m	10m	8m	8m
HGV Spaces	7	5	-	-
Car Parking Spaces	63	51	30	12
EV Charging Points	2	2	2	2
Power Supply	635kVA	470kVA	270kVA	275kVA

# Accommodation: TB68



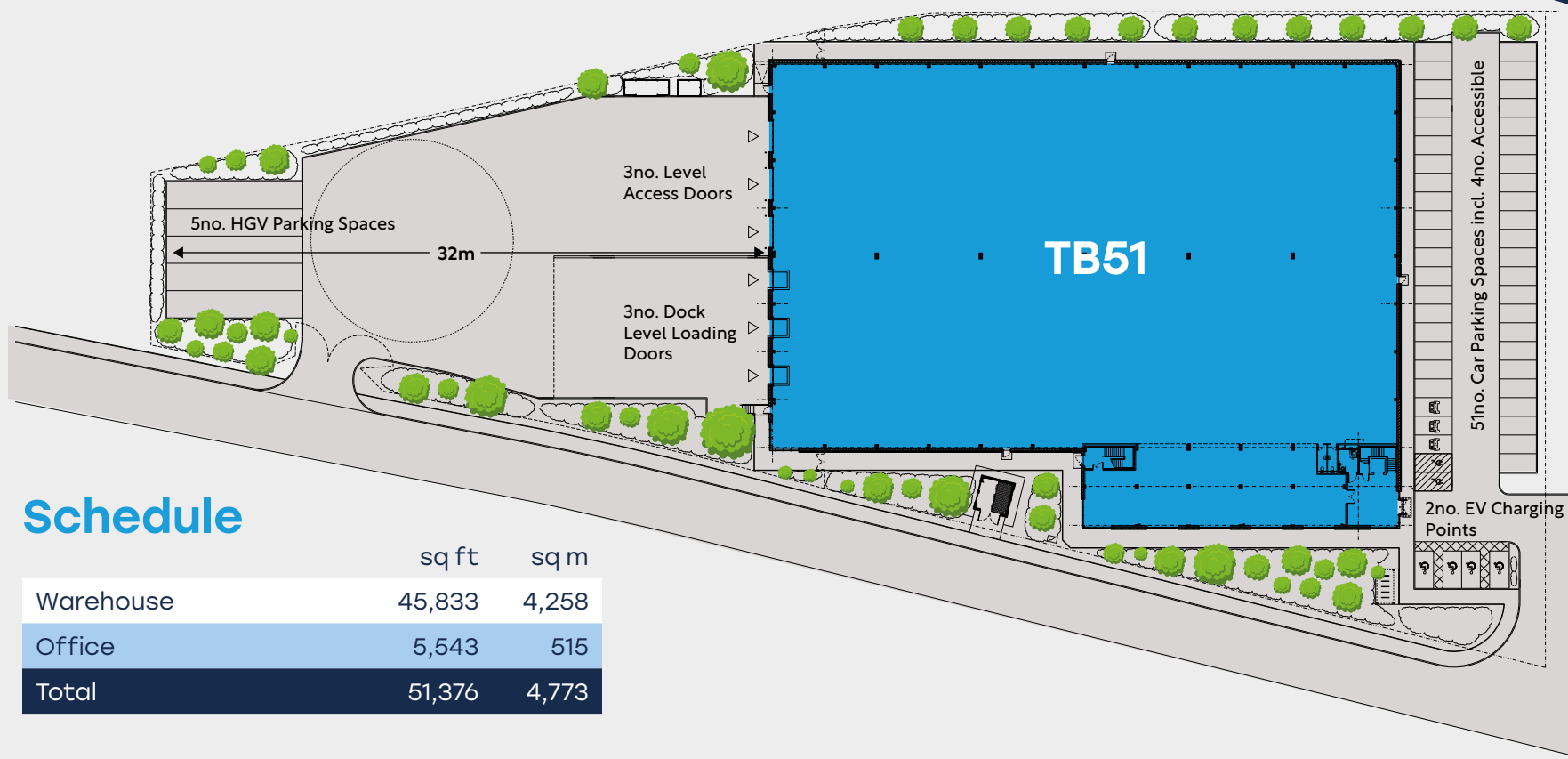
## Schedule

	sq ft	sq m
Warehouse	63,389	5,889
Office	5,070	471
<b>Total</b>	<b>68,458</b>	<b>6,360</b>

## Specification



# Accommodation: TB51



## Schedule

	sq ft	sq m
Warehouse	45,833	4,258
Office	5,543	515
<b>Total</b>	<b>51,376</b>	<b>4,773</b>

## Specification



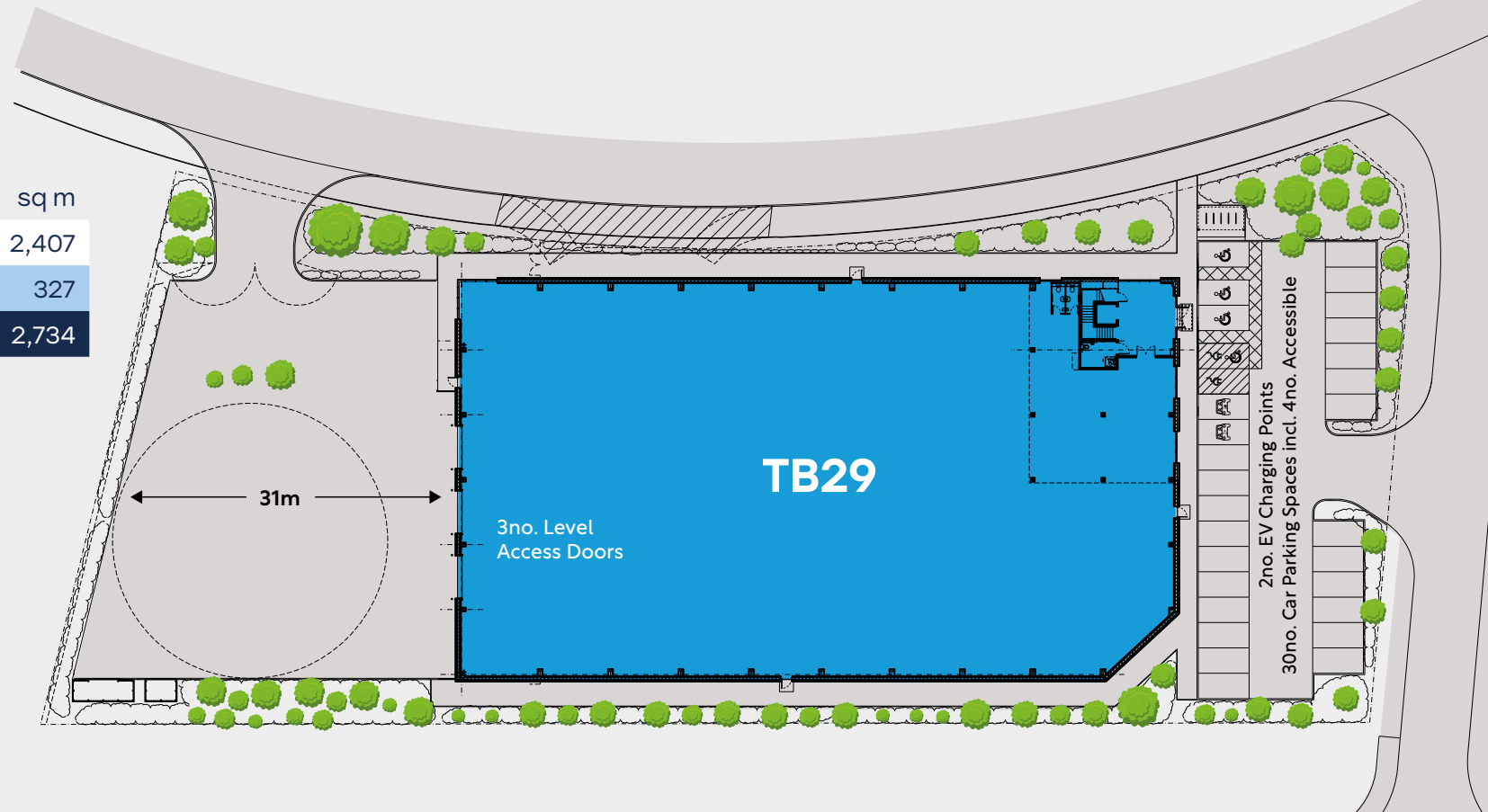
# Accommodation: TB29

## Schedule

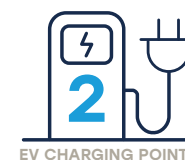
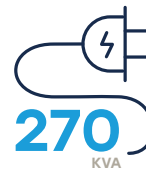
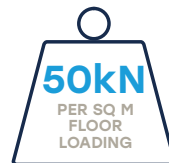
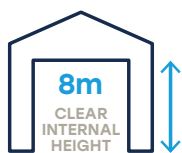
	sq ft	sq m
Warehouse	25,909	2,407
Office	3,520	327
Total	29,429	2,734

Let to:

**Rheal**  
SUPERFOODS



## Specification



# Accommodation: TB20

## Schedule

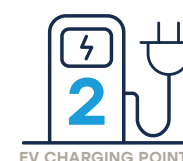
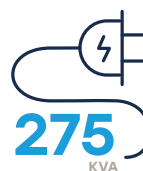
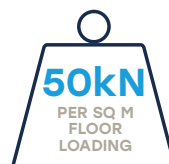
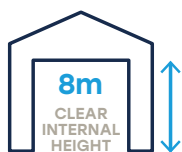
	sq ft	sq m
Warehouse	18,000	1,672
Office	2,000	186
<b>Total</b>	<b>20,000</b>	<b>1,858</b>

Let to:

**BATHROOM  
CLADDING  
DIRECT**

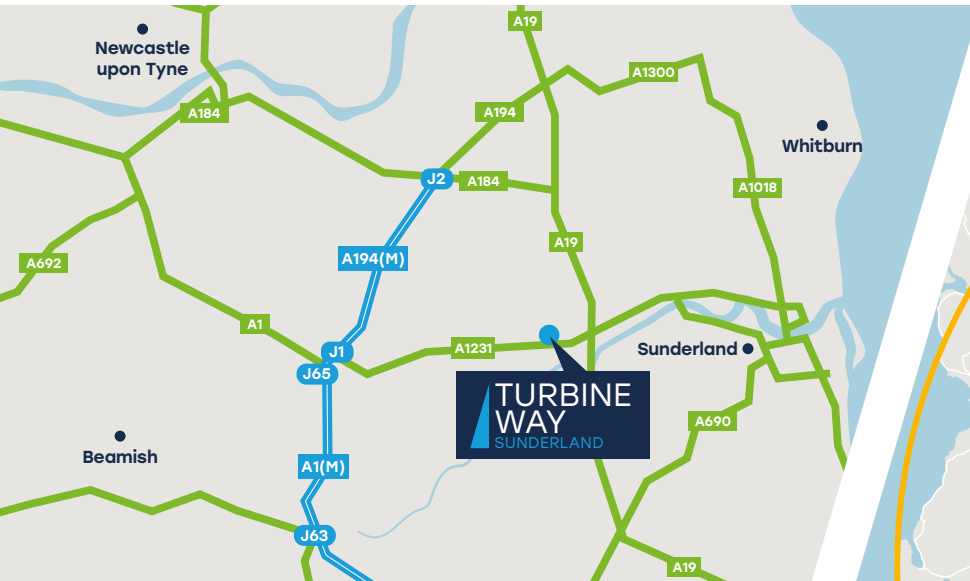


## Specification



# Location

## TURBINE WAY SUNDERLAND



Turbine Business Park / Sunderland / SR5 3QY



Sunderland is recognised as a prime industrial location in the North East. Turbine Business Park is located between the A1(M) and A19 with nearby occupiers such as Asda, Amazon, 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 to the Grade A unit.

### ROAD

A1 (M)	6 miles
A19	5.6 miles
Hull	142 miles
Leeds	98 miles
M6	83 miles
Newcastle	12 miles

### RAILPORTS

Newcastle	12 miles
Sunderland	8 miles
Durham	16 miles

### SEAPORTS

Port of Tyne - South Shields	9 miles
Sunderland	8 miles



# Contacts

**AVISON  
YOUNG**

**Danny Cramman**

[danny.cramman@avisonyoung.com](mailto:danny.cramman@avisonyoung.com)

0191 269 0068

**HTA**  
REAL ESTATE

**Simon Hill**

[simon@htare.co.uk](mailto:simon@htare.co.uk)

0191 245 1234

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WAY**  
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