



To Let Warehouse and Offices

**Unit 7 Sunrise Enterprise Park
Sunderland SR5 3RX**

- 11,374 sq. ft. (1,056.72 sqm)
- High quality industrial unit with two storey offices
- Excellent location with direct access to A1231 and A19
- Secure fenced service yard
- Electric up and over loading door
- 6.5m minimum eaves height

SUBJECT TO CONTRACT

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Location

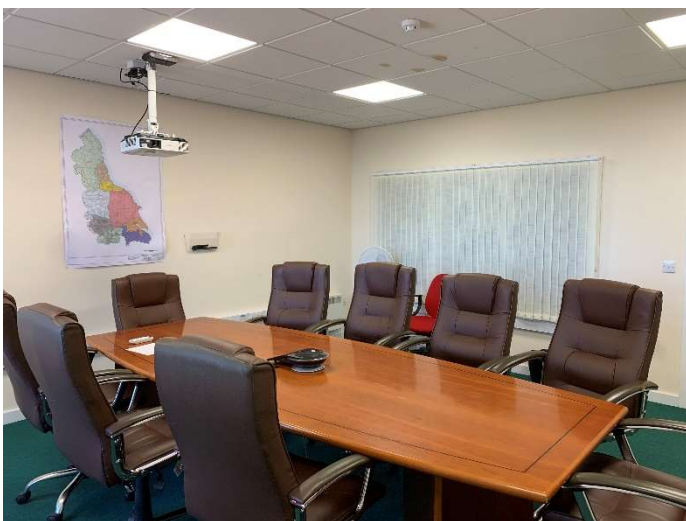
Sunrise Enterprise Park is located in close proximity to the junction of the A19 and the A1231 Wessington Way, approximately 3 miles to the west of the City of Sunderland. The Nissan car plant is approximately 2 miles to the west. The A1(M) is approximately 4 miles to the west and is accessible via the A1231.

Description

The property comprises a semi-detached industrial/warehouse unit with integral ground and first floor offices. Externally there are car parking spaces provided to the front of the property and to the rear is a service yard providing vehicle access to an electrically operated up and over loading door.

The unit has an approximate minimum eaves height of 6.5 metres with the warehouse benefitting from halogen lighting and integral roof lights.

The offices are fitted out to a high standard and benefit from carpeting throughout, perimeter trunking, suspended ceiling incorporating recessed lighting and male, female, disabled WC facilities and kitchen areas.

**Accommodation**

	sq m	sq ft
Warehouse	437.86	4,713
GF Office	411.56	4,430
FF Office	104	1,119
Mezzanine	103.3	1,112
	1,056.72	11,374

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£77,600** per annum exclusive.

Business Rates

The property is included in the current rating list as Units 7&8 combined. The property will therefore need to be reassessed for rates. All interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC rating of C(71). A copy is available on request.

Viewing

Via Agents HTA Real Estate

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