

www.htare.co.uk 0191 245 1234



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

Contact: Nick Atkinson Email: nick@htare.co.uk Direct Tel: 0191 245 3011

HTA Real Estate

Floor A, Milburn House, Dean Street, Newcastle upon Tyne NE1 1LE **T: 0191 245 1234**



www.htare.co.uk 0191 245 1234

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	sqπ
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

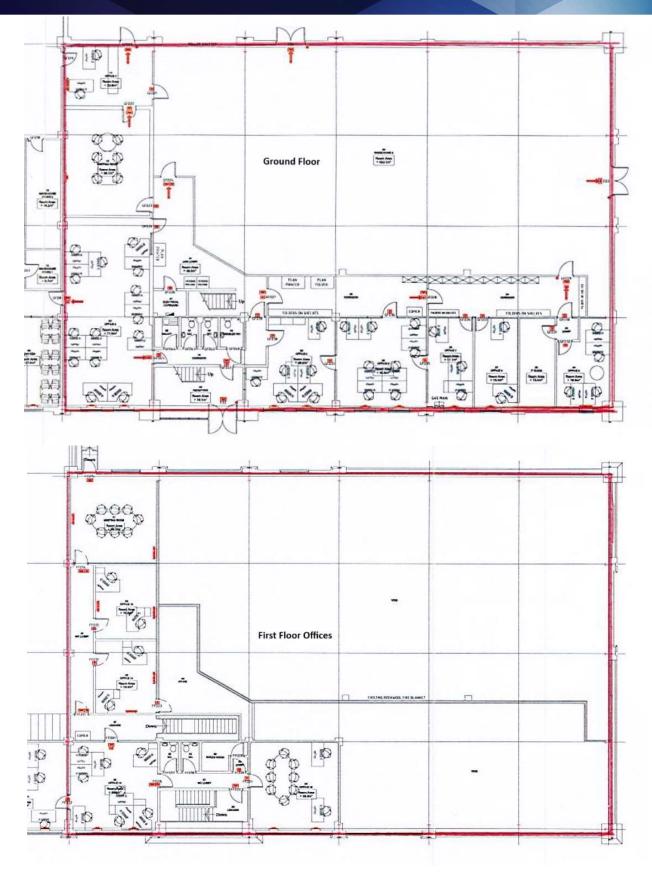
Via Agents HTA Real Estate

Contact:	Nick Atkinson	Simon Hill
Email:	nick@htare.co.uk	simon@htare.co.uk
Tel:	0191 245 3011	0191 245 3010

HTA REAL ESTATE

www.htare.co.uk

0191 245 1234



HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occurse of each of them. (iii) No person in them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correct burvise as the correctness of each of them. (iii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated. Nov 2013



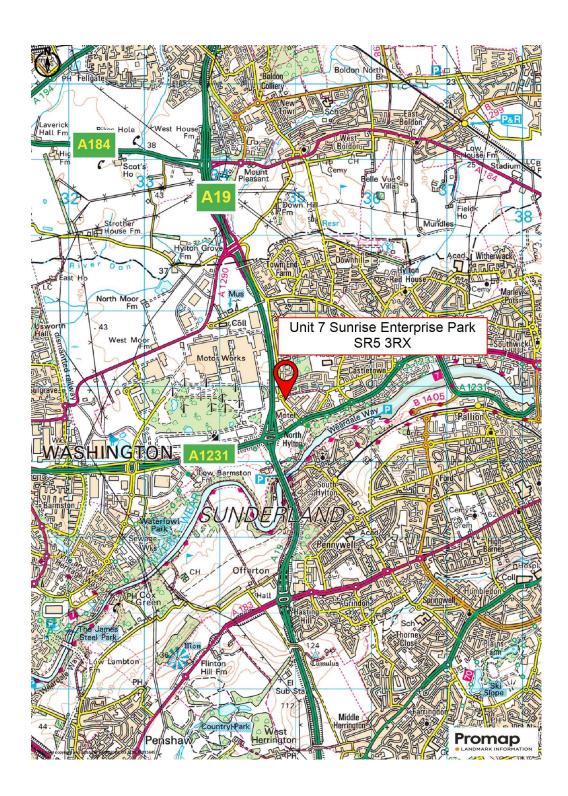
www.htare.co.uk 0191 245 1234



HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct those or tenants should not rely on them as statements or representations of fact but satisfy themseives by inspection or otherwise as to the correct hoses of each of them. (iii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise sate tate. Nov 2013



www.htare.co.uk 0191 245 1234



HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occurse of each of them. (iii) No person in them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correct burvise as the correctness of each of them. (iii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated. Nov 2013