

Turbine

BUSINESS PARK

To Let / For Sale |
Industrial Unit 20,000 sq ft

UNIT T17

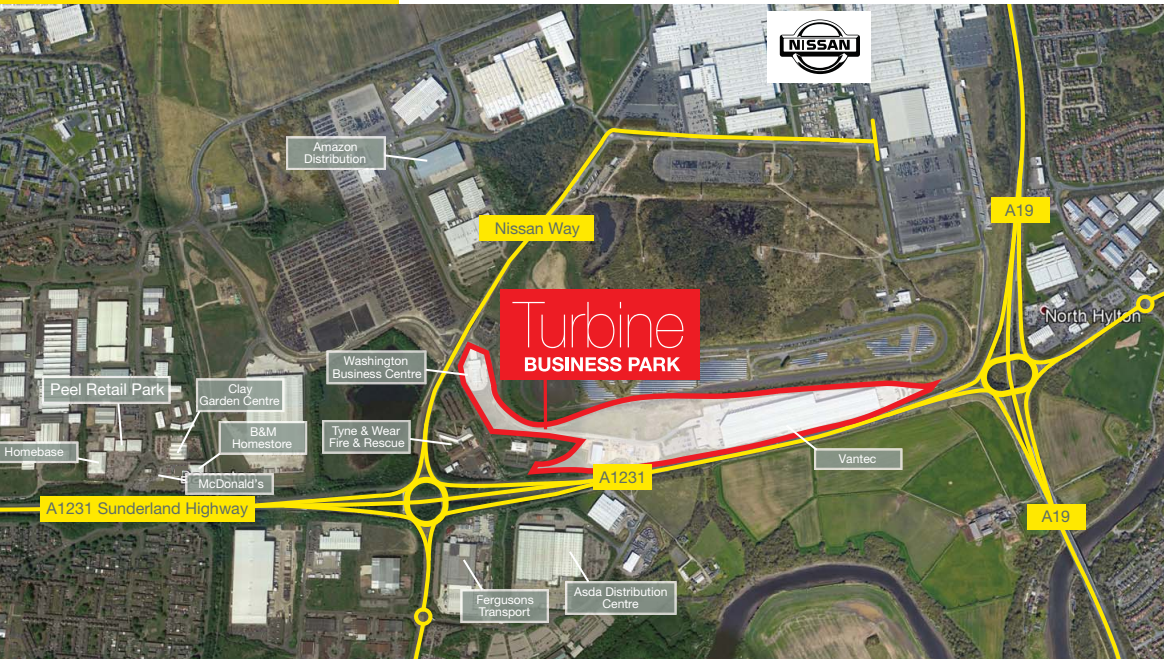


A19/A1231 | SUNDERLAND | SR5 3QY

www.turbinebusinesspark.co.uk

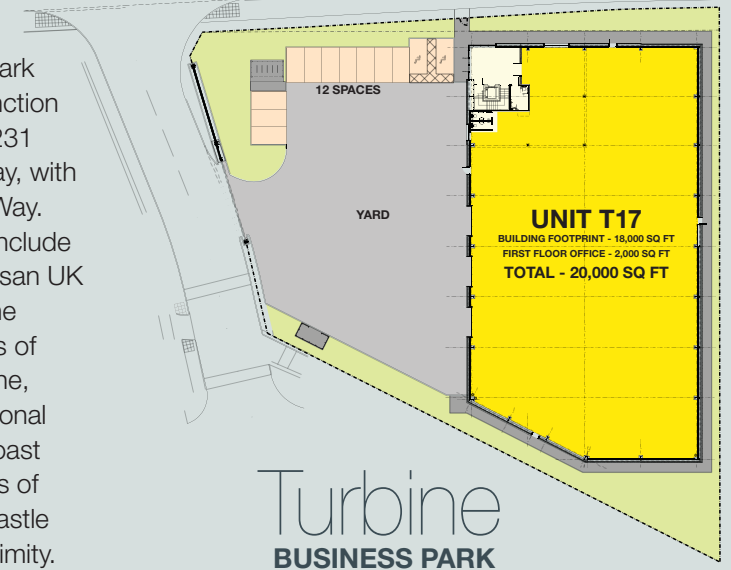
A Development by





LOCATION

Turbine Business Park is located at the junction of the A19 and A1231 Sunderland Highway, with access off Nissan Way. Nearby occupiers include Asda, Amazon, Nissan UK and several Tier One suppliers. The ports of Sunderland and Tyne, Newcastle International Airport and East Coast Mainline rail stations of 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/m²
- Secure yard
- 2,000 sq ft office space
- 12 car parking spaces

SERVICES

All main services will be connected to the unit.

TERMS

Available on a new FRI lease on terms to be agreed or by way of a long leasehold purchase.

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 sole letting agents:



Simon Hill
simon@htare.co.uk

Nick Atkinson
nick@htare.co.uk

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. HTA nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars maybe subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. March 2020.