

# Turbine

## BUSINESS PARK

To Let / For Sale |  
Industrial Unit 29,000 sq ft

**UNIT T28**

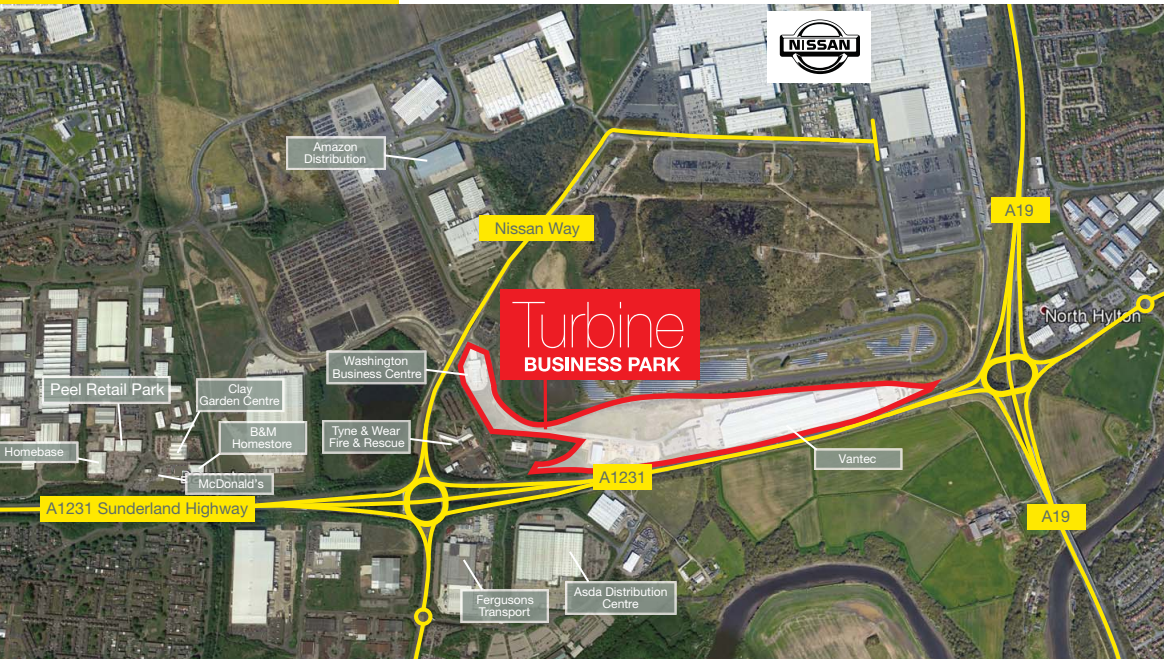


A19/A1231 | SUNDERLAND | SR5 3QY

[www.turbinebusinesspark.co.uk](http://www.turbinebusinesspark.co.uk)

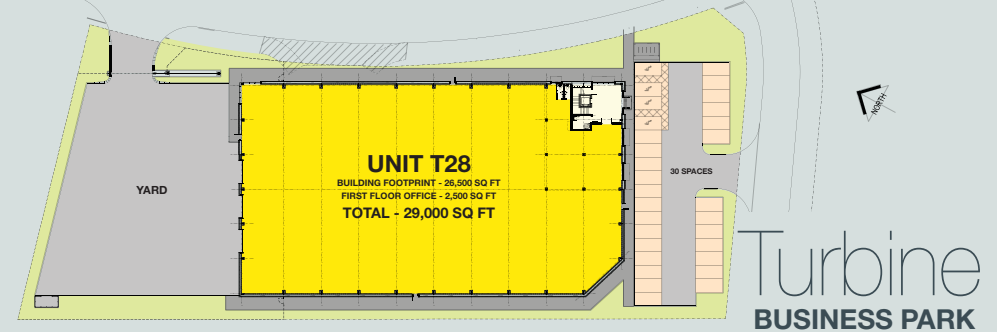
A Development by





### 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/m<sup>2</sup>
- Secure yard
- 2,500 sq ft office space
- 30 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**  
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**Nick Atkinson**  
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