

Sunderland: 0191 5658844  
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# To Let

## Industrial Premises

Unit 19 Hepworth Road  
North Hylton Enterprise Park  
Sunderland  
SR5 3JT

- Modern industrial premises
- Totalling 2320 ft<sup>2</sup> (215.53 m<sup>2</sup>)
- Ground Floor Offices/Workshop 2320 ft<sup>2</sup> (215.53 m<sup>2</sup>)
- Close to Speedy Hire and Travis Perkins
- Immediate access to A1231 Wessington Way
- Good road links to A19 and Sunderland City Centre

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

North Hylton Enterprise Park was constructed in 2006 and runs parallel with Wessington Way (A1231) providing direct access to the A19 and in turn the A1M. The estate also provides excellent access to Sunderland city centre from both the north and south sides with the recent opening of the Northern Spire Bridge which is within very close proximity. Occupiers on the estate include Speedy Hire, Travis Perkins and PDSA amongst others.

### Description

The property was constructed as part of a terrace in 2006.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Warehouse/Offices NIA	2320	215.53
<b>External</b>		
Allocated and visitor parking to front.		

### Tenure

The premises are offered by way of assignment of the current lease which is held for a term expiring 5<sup>th</sup> July 2020 at a current annual rental of **£16,073**. The lease is held on an effective FRI basis with estate service charge provisions. **We understand a new lease may be available for a longer term if required. Further details on request.**

### Code of Practice




The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

-  [mario@lofthouseandpartners.co.uk](mailto:mario@lofthouseandpartners.co.uk)
-  [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
-  **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

**Factory and Premises** **£12,000**

The Uniform Business Rate for the Rates Year 2019/2020 is 49.1p. If necessary a written request should be made to the Local Authority for confirmation.

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C3689

### Prepared

November 2018

### EPC

Awaiting Information