



To Let

Hybrid Units

Units H & M Camden Street
Sunderland
SR5 2BA

- Choice of 2 highly visible units each with 3 parking bays
- Prominently located adjacent to Queen Alexandra Bridge
- Newly constructed 2022
- Close to Howdens, Crosslings and Screwfix etc
- GIA 2234 ft² (207.54 m²) over 2 floors
- Completion September/October 2022

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

Location

Camden Street is located at the northern end of the Queen Alexandra Bridge accessed from Alexandra Avenue and providing immediate access to Sunderland city centre and Washington via the A1231. Nearby occupiers include Howdens, Crosslings, Screwfix, Halfords, Jewson and Magnet.

Description

The development comprises a terrace of 3 hybrid units which will be finished to a high specification with good quality external cladding providing ground floor storage space and offices at first floor level. Each unit will have 3 external car parking bays.

The ground floor finished headroom will be approximately 2.9m and each unit will be accessed via an electric vehicular access door (w 4.75m, h 2.66m) with a separate fully glazed personnel door to the office section.

The units are presently under construction with completion anticipated September/October 2022. A full specification is available upon request.

Unit J has been pre let.

Our client will not consider motor trade related or heavy industrial uses.

Accommodation

Upon completion the properties will briefly comprise as follows:-

	ft2	m2
Unit H		
Ground Floor	1117	103.77
First Floor	1117	103.77
TOTAL	2234	207.54
Externally	3 parking bays	

	ft2	m2
Unit M (UNDER OFFER)		
Ground Floor	1117	103.77
First Floor	1117	103.77
TOTAL	2234	207.54
Externally	3 parking bays	

Tenure

New Leases are available at a commencing annual rental of **£18,900 plus VAT** per unit for a term of years to be agreed (minimum 5 years) on a Tenant FRI basis subject to 5 yearly Rent Reviews.

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
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

The rent is subject to VAT.

Rateable Value (RV)

Awaiting assessment upon completion.

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

C4087

EPC

To be provided.

September 2022

