

EASTGATE POINT

Commercial Road
Sunderland
SR2 8QR

Development designed and led by:



Building
Design
Northern



Hewitson Limited



Eastgate Point

Ideally located, just minutes from Sunderland's transforming city centre and enjoying ease of access to major trunk roads in the North East of England, Eastgate Point offers exceptional B1/2 (general industrial) and B8 (storage and distribution) use buildings, ranging from 3,500 to 20,000 sq ft.

This £13m development of energy-efficient industrial new-builds - seven large speculative buildings, split into 19 units - is advancing now, with lease options available and units ready by the end of 2026.

Eastgate Point is a prime location only minutes from the Port of Sunderland and the city centre, and will include an EV charging station and drive-to food and drink offer.

Architecturally designed and standing on an 8.5-acre brownfield site, the project is being led by Sunderland-based architecture and engineering firm Building Design Northern Ltd (BDN) and main contractor Hewitson Group.



EASTGATE
POINT



Connected and accessible

Eastgate Point is strategically located, with access to major road, rail and sea links all within a 10-minute radius. Less than 2 miles from Port of Sunderland - which itself enjoys rail connectivity and is just five minutes from open sea - ten minutes from the A19, and just over 30 minutes' drive from Newcastle International Airport, Durham Tees Valley Airport and the A1M, this is a seriously well-connected site.

It is just five minutes from Sunderland city centre, which is undergoing rapid regeneration on a scale not seen in decades, and well-located for access to Newcastle, Durham and Middlesbrough.



Units available

Phase 01

Units	Sq ft
Greggs	1,770
Gentoo & Jewson Partnership Solutions	18,300
Unit 14	5,600
Unit 15	6,900
Unit 16	5,600
Unit 17	5,600
Unit 18	6,900
Unit 19	5,600

PLANNING APPROVED

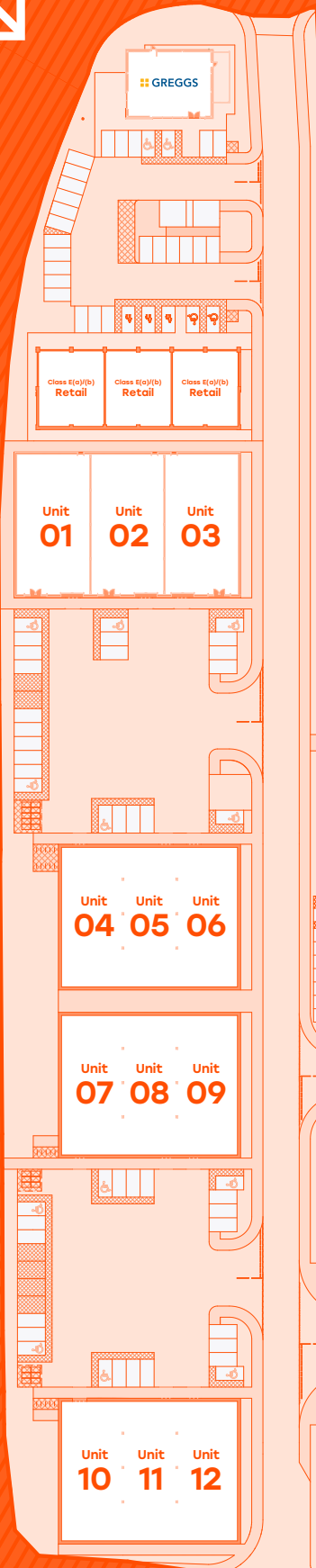
Phase 02

Units	Sq ft
Unit 01	3,500
Unit 02	3,500
Unit 03	3,500
Unit 04	2,800
Unit 05	2,800
Unit 06	2,800
Unit 07	2,800
Unit 08	2,800
Unit 09	2,800
Unit 10	2,800
Unit 11	2,800
Unit 12	2,800
Existing Unit	13,885

Phase 03

Units	Sq ft
Unit 21 -retail	1,720
Unit 22 -retail	1,720
Unit 23 -retail	1,720

NEXT PHASE



UNITS 01-03

£11 per sq ft

26 car parking spaces shared with adjacent units

UNITS 04-12

£12 per sq ft

26 spaces shared per building cluster

UNITS 14-19

£9 per sq ft

18-21 spaces per building cluster





Units from 2,800
to 25,200 sq ft



10%
roof lights



Steel portal frame
6m to underside
of haunch



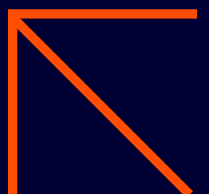
Ridge height
of 9.2m



Eco-friendly



EV charging
station



Low running costs

Each of the buildings has been designed to offer low running costs for occupiers. That means you can expect significantly lower average running costs than older premises of a similar size.

Each building enjoys ample parking space, and its location, close to major roads, means access is easy and therefore costs are low.



Contacts

To find out more about Eastgate Point or to arrange a viewing, contact the site's joint agents:



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