

# EASTGATE POINT

Commercial Road  
Sunderland  
SR2 8QR

Development designed and led by:



Building  
Design  
Northern



Hewitson Group

Civil Engineering | Groundworks | Development | Agricultural | Heritage | Planning & Sites



# Eastgate Point

Ideally located, just minutes from Sunderland's transforming city centre and with 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 1,720 to 18,300 sq ft.

This £13m development of industrial new-builds - seven large speculative buildings, split into 19 units - is advancing now, with lease options available and first-phase units ready in Summer 2026.

Units will suit a range of uses, such as trade counter, warehousing and manufacturing 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.

The units are targeting EPCA and BREEAM Very Good, meaning lower energy costs and improved environmental performance.

## You're in good company



HYPADEL



GREGGS

gentoo

JEWSON

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 well-connected location.

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**

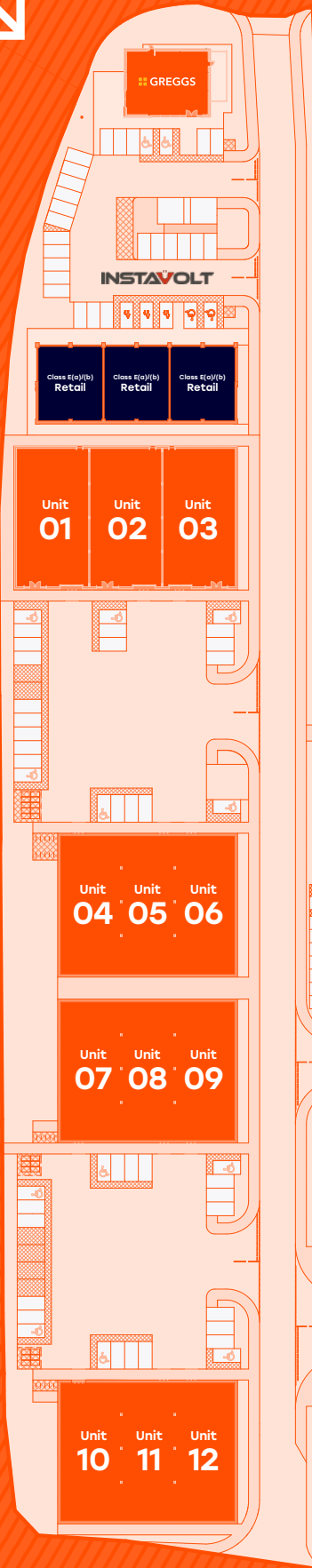
## Phase 02

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



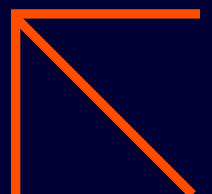
Ridge height  
of 9.2m



Eco-friendly,  
targeting EPCA/  
BREEAM Very Good



EV charging  
station





# Contacts

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



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