



To Let

Industrial Unit

Unit 8 Hepworth Road
North Hylton Enterprise Park
Sunderland
SR5 3JT

- Modern unit totalling **3324 ft² (308.8 m²)**
- Offices/Workshop **GIA 2323 ft² (215.81 m²)**
- First Floor Mezzanine/Offices **1001 ft² (92.99 m²)**
- Air conditioned and well-presented throughout
- Close to Speedy Hire & PDSA Pet Hospital
- Excellent access to A1231, A19 and A1M

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

Location

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

Description

The property has been fitted out to a good standard with reception and offices to one side having mezzanine storage and offices above, The factory space is accessed via an industrial door and the unit benefits from the following

- Air-conditioning
- Allocated parking to front.
- Minimum **5m** eaves height
- Maximum **6.5m** eaves height
- Door width **2.87m**
- Door height **3.96 m**
- 3 phase electricity

Accommodation

The property briefly comprises as follows: -

	ft2	m2
GROUND FLOOR		
Warehouse/Offices GIA	2323	215.81
FIRST FLOOR		
Stores	1001	92.99
TOTAL	3324	308.80
EXTERNAL		
Allocated and visitor parking to front.		

Tenure

A new Lease is available at a commencing annual rental of **£19,500** for a term of years to be agreed (minimum **3** years) on a tenant FRI basis subject to **3** yearly Rent Reviews and subject to estate service charge which we are advised is £117.45 per quarter. For the current service charge year.

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 property is elected for VAT and therefore the rent is subject to VAT at the prevailing rate.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£18,750**. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. 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.

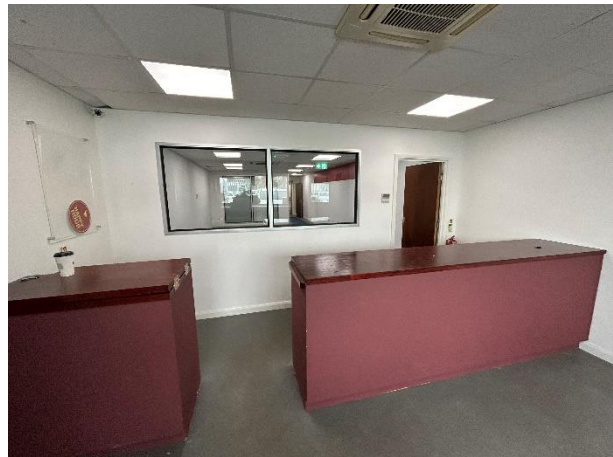
Disclaimer

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 C4233 **EPC** Energy Rating 69/C

Agents Note

Please note applicates will required to state their intended use of the property prior to viewing as certain uses will not be considered particularly motor trade uses and those generating high levels of traffic.



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