lofthouse and partners

51 Frederick Street
Sunderland SR1 1NF

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk

To Let

Factory/Workshop Premises

Woodbine Street
Sunderland
SR1 2NL

- Former window manufacturing facility
- GIA **14,798 ft2 (1374.78 m2)**
- Established industrial location with good access
- Maximum eaves height **4.29m**
- Access from Woodbine and Hendon Street
- Adjacent to **Nordstrom/Dove, JT Atkinson** & **Arnold Laver**

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

RICS

Regional coverage from offices in Durham and Sunderland

Retail | Offices | Industrial | Investment | Development | Leisure

Location

Woodbine Street is located on the immediate fringe of Sunderland city centre just off Hendon Road (A1018) which is part of the Southern Radial Route linking directly to the A19 at Seaham.

Description

The main access to the premises is via the trade counter and offices which are located on Woodbine Street however there is also a secondary access from Hendon Street. The warehouse has a minimum eaves height of **3.48m** increasing to **4.29 m** at the ridge. Internally there is a well fitted single storey reception, trade counter and offices section, with staff facilities. We understand the building was re-roofed in approximately 2008.

Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Factory/Workshop (GIA)	14,798	1374.78
Externally	5-7 parking spaces	

Tenure

A new Lease is available at a commencing annual rental of **£60,000** for a term of years to be agreed (minimum **5** years) on a tenant FRI basis subject to **5** yearly Rent Reviews.

VAT

We are advised the property is not elected for VAT and therefore the rent is not subject to VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£34,000.** The Uniform Business Rate for the Rates Year 2024/2025 is 54.6p (RV over £51,000) 49.9p (RV under £51,000). 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 C4240

EPC Energy Rating C

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TWR Woodbine St, Sunderland

T W R Trade Frames Ltd, Woodbine Street, Sunderland, SR1 2NL

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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract