

Sunderland: 0191 5658844
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To Let

Secure Compound

Compound B Riverside Road
Southwick
Sunderland
SR5 3JG

- Secure site totalling 1.1 acres (0.45 Ha) with Office Building on site
- Riverside Road, just off A1231 Wessington Way
- Excellent links to A19 and A1(m)
- Close to Nissan UK
- Ideal for External Storage or Transport Depot

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

Location

The yard is situated on Riverside Road Southwick diagonally opposite Villa Soft Drinks on the long-established Southwick Industrial Estate. Other nearby occupiers include Sunderland LGV Driver Training, Station Taxis, Pullman Seat and Sainsburys. Located just off the A1231 Wessington Way close to The Northern Spire Bridge it has excellent road links to the A19 (2 miles) A1 (M) (7 miles) providing access to the region. In addition, Nissan Motors UK is located within 3 miles and Sunderland City Centre within 2 miles.

Description

Secure compound which is rectangular in shape totalling approximately 1.1 acres (0.45 ha) and is fully enclosed by steel palisade fencing and accessed via double palisade gates. The site is level and surfaced with a mix of concrete and tarmac shimming's and is suitable for external storage or as a transport depot. Has full HGV access.

On site there is a modern portable office building which is well presented and fully serviced.

Tenure

A new Lease is available at a commencing annual rental of **£45,000** for a term of years to be agreed (minimum 5 years) on an effective FRI basis.

VAT

Figures quoted exclude VAT where chargeable.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

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

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£19,500**. The Uniform Business Rate for the Rates Year 2025/2026 is 55.5p (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

C4332

EPC

N/A