

DISTRIBUTION WAREHOUSE

📍 Devere Buildings. Riverside Road, Southwick, Sunderland. SR5 3JG.



**FOR
SALE OR
TO LET**

- Warehouse Premises totalling **57 647sqft (5445m2)**
- Total Site Area approximately **4.5 acres**
- Close to A19 and Nissan
- Warehouse Height approx. **8.5 metres**
- Good Office Content and Tail Dock Loading Bay
- Potential to continue subleases on First Floor Office and Part Car Park currently producing **£59800** per annum inclusive of services.

Sunderland | 0191 565 8844 | www.lofthouseandpartners.co.uk

51 Frederick Street, Sunnyside, Sunderland SR1 1NF.

Regulated by RICS





LOCATION

The property sits on Riverside Road which runs parallel to the A1231 Wessington Way within half a mile of the A19 and 1 mile from Nissan Car Plant. Adjoining the site is a recent Housing Development and is also opposite a Sainsbury Supermarket in a mixed use area.

DESCRIPTION

The main warehouse is constructed in 3 bays with an Eaves height of 8 metres and a max height of 8.5m. The warehouse has vehicle access points to the front. Adjoining is a loading bay with 6 Tail Dock loading bays. The office block to the front elevation is 2 storeys in height with the ground floor comprising works offices and the first floor is currently fitted out as a furniture showroom. The property has been entirely reroofed. Externally, the property sits on a site totalling approximately 4.5 acres with concrete roadway and yard with access right around the building. To the front is a block paved parking area.

The property briefly comprises as follows:-

ACCOMMODATION	ft2	m2
Warehouse	38400	3657
Dispatch Bays	963	89.5
Loading Dock	6620	615
Ground Floor Office	5721	531.5
First Floor Office/Showroom	5943	552
TOTAL GIA	57647	5445

TENURE

We are advised the property is Freehold.

ASKING PRICE

Offers over **£2.5 million**

TO LET

Alternatively, a new Lease is available at a commencing annual rental of **£250,000** for a term of years to be agreed on an FRI basis.

AGENT NOTE

The property is offered with full Vacant Possession, however there are currently 2 subtenants on site who could remain if the new owner/tenant wishes. A furniture retailer currently occupies the first floor office section and a second hand car dealer occupies part of the car park. This generates a combined rent of £59800 per annum which includes all services. Further details available on request.

VAT

Figures quoted exclude VAT where chargeable.

COSTS

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

VIEWING

Strictly by prior appointment.

CONTACT

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RATEABLE VALUE (RV)

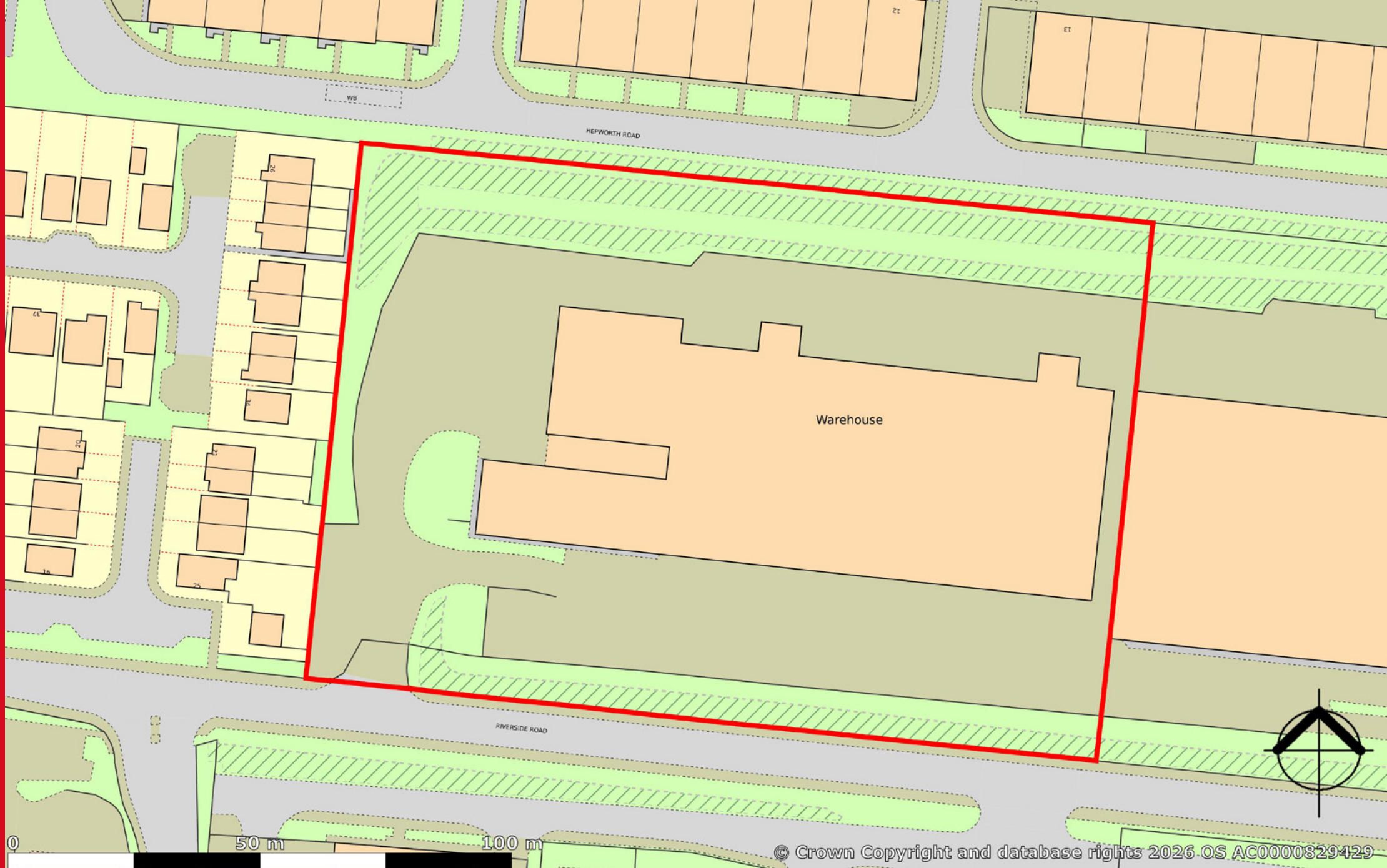
The Valuation Office has confirmed the current Rateable Value is **£95,500**.



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