

INDUSTRIAL WAREHOUSE

 Leechmere Depot, 1 Claymere Road,
Leechmere Industrial Estate Sunderland. SR2 9TS



FOR SALE

- Extensive depot premises with **0.75-acre compound**
- Barrier controlled 22 space office car park
- Ground Floor **GIA 15,654 ft² (1454.26 m²)**
- Plus Mezzanine **3,953 ft² (367.23 m²)**
- Total site coverage circa **2 acres**
- **Nearby** Ability Supplies, Screwfix and Howdens etc.

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

51 Frederick Street, Sunnyside, Sunderland SR1 1NF.

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LOCATION

Leechmere Depot is centrally situated within the established Leechmere Industrial Estate just off Toll Bar Road approximately 2 miles to the south of Sunderland city centre providing direct access to the A19 which sits 3 miles south. The property is adjacent to Asda, BD Plastics, Ability Supplies and Wearside Plumbing. Other nearby occupiers of note include Howdens, Screwfix, and Wolseley.

DESCRIPTION

The property would appear to have been constructed in the 1980's and in recent years occupied by Gentoo as a depot and workshops providing a mix of office accommodation workshops and stores together with a large compound and separate staff car park. The unit has a maximum eaves height of **6.5m** and a minimum of **5.26m**.

ACCOMMODATION

The property briefly comprises as follows:-

| ACCOMMODATION | ft2 | m2 |
|----------------------------|-------------------|----------------|
| Ground Floor GIA | 15,654 | 1454.26 |
| Mezzanine | 3,953 | 367.23 |
| Total | 19,607 | 1821.49 |
| Useable compound (BT94/50) | 0.75 acres | |
| Car park to front | 22 bays | |
| Site Area | 2 acres | |

TENURE

The depot is held under 2 separate long leases. The warehouse (**BT94/1**) is held on a lease for a term of 125 years from 19th June 1984 on Tenant FRI terms at a peppercorn. The attached compound (**BT 94/50**) is held on a supplemental lease for a term to expire on the same date essentially on the same terms.

ASKING PRICE

Offers invited in excess of **£1m (One million pounds)**.

VAT

Figures quoted exclude VAT where chargeable.

COSTS

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

VIEWING CONTACT

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RATEABLE VALUE (RV)

The Valuation Office has confirmed the current Rateable Value is **£97,000**. The Uniform Business Rate for the Rates Year 2026/2027 is 48.0p. 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 C4352 **EPC** Energy Rating 101/E

AGENTS NOTE

Our clients are relocating to a new purpose built site which is currently under construction with anticipated handover December 2026/January 2027 when vacant possession will be granted.

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