

# SALTERFEN PARK

SALTERFEN ROAD | SUNDERLAND | SR2 0SP

ANCHOR TENANTS:



- PROPOSED PLANNING A1, A3, A5
- ON SITE JANUARY 2020  
COMPLETION DUE AUGUST 2020

NEARBY OCCUPIERS:

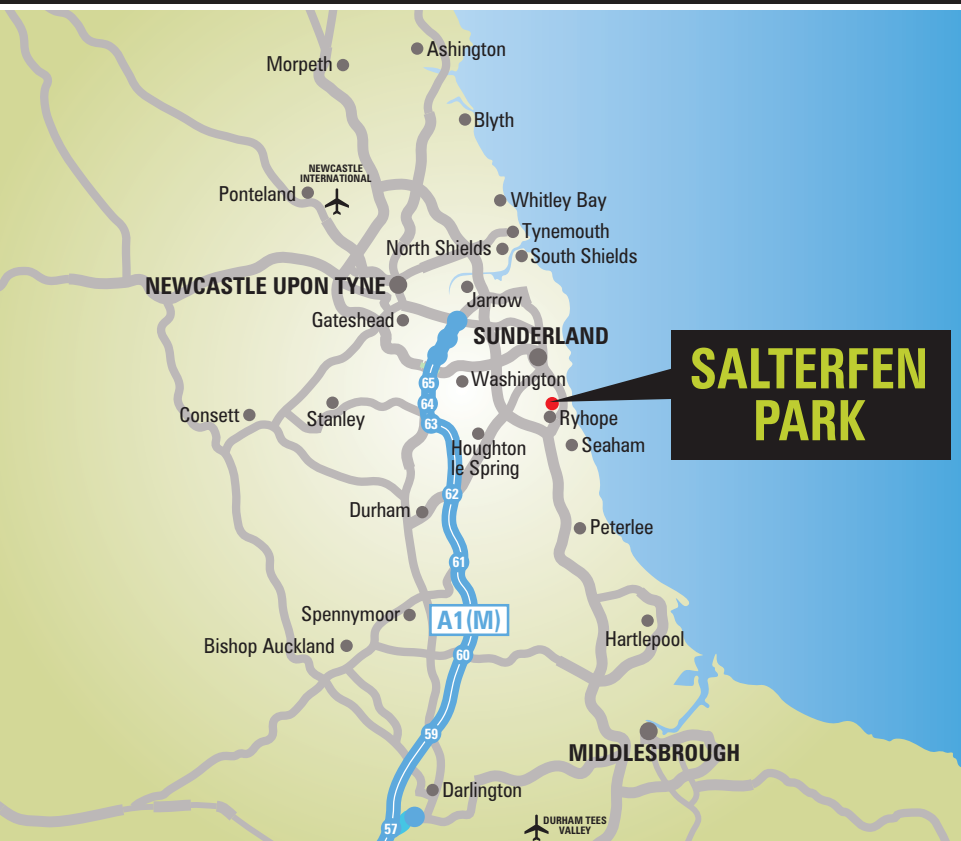


## THE SCHEME

Salterfen Park is a high quality roadside retail development adding to an already established retail offering nearby including Lidl, B&M, Frank's Flooring and Harvester. Early commitment to the scheme has been made by KFC and Burger King and retail opportunities exist for A1, A3 and A5 occupiers from 1,000 - 5,000 sq ft (92.9 - 464.5 sq m). An opportunity also exists for a self-contained first floor of up to 5000 sq ft (464.5 sq m) suitable for a variety of uses including offices, medical etc STP.

## LOCATION

Approximately 190,000 people live within a 15 minute drive time of the site which is prominently located at the intersections of the Southern Radial Route (A1018), Salterfen Road and Ryhope Road being 2.4 miles south of Sunderland city centre and 4 miles north of Seaham town centre. The site therefore offers excellent visibility and accessibility.



*'A population of 93,164 within a 10 minute drive time, extending to 192,240 within 15 minutes'*

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## ACCOMMODATION

UNIT	AVAILABILITY	SIZE SQ. FT	SIZE SQ. M
Unit 1	AVAILABLE	1,400	130.1
Unit 2	AVAILABLE	1,000	92.9
Unit 3	AVAILABLE	5,000	464.5
Unit 3A	Mezzanine/1st floor	5,000	464.5
Unit 4	Burger King	Under Offer	
Unit 5	KFC	Under Offer	



**ON SITE JANUARY 2020 - COMPLETION DUE AUGUST 2020**



*'Important gateway site anchored by Burger King and KFC and benefiting from high levels of visibility and traffic flow'*



Keyline for indicative purposes only.



## PLANNING

Proposed A1, A3 and A5.



## TIMESCALE

On site January 2020.  
Project completion due August 2020.



## EPC

The proposed units shall be assessed post construction for the purposes of their energy performance rating.

## FURTHER INFORMATION

**Steve Mason**  
T: 0113 320 8890  
steve.mason@cwm.co.uk

**Mario Jaconelli**  
T: 0191 565 8844  
mario@lofthouseandpartners.co.uk

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