

TRADE/INDUSTRIAL UNIT TO LET

INKERMAN STREET TRADE CENTRE

Southwick, Sunderland SR5 2BN



UNITS 9-10

savills

LOCATION

The centre is situated adjacent to the Queen Alexandra Bridge, over the River Wear from the A1231 and fronts onto the Queen Alexandra roundabout. The bridge itself serves as one of the primary routes into the city and sees over 35,000 vehicles cross per day. The A1231 to the north provides direct access to the A19 trunk road.

Inkerman Street Trade Centre consists of twenty trade units occupying a prominent central location within Sunderland. The Stadium of Light is situated a 4 minute drive to the east, home to Sunderland AFC and various international concerts and conferences.

SUNDERLAND DEVELOPMENT

Inkerman Street Trade Centre sits alongside Riverside Sunderland, a £500 million regeneration scheme comprising 32 hectares of land developed for housing, leisure and office purposes. In total, the scheme will bring 1,000 new homes and over 10,000 jobs into the area upon completion.

Construction is nearing completion on the New Wear Footbridge, a £31m pedestrian and cycle crossing connecting the city centre to north of the river, providing further accessibility to the Southwick and Monkwearmouth areas.

DESCRIPTION

The units are of steel frame construction with profile metal cladding above brickwork elevations and insulated roof panels above. Units benefit from WCs, concrete floors, gas supply, 3 phase electricity, roller shutter doors, lighting and car parking.

SPECIFICATION

- Prominent trade counter location in central Sunderland
- Ideal for trade counter or industrial uses
- Roller shutter loading doors
- WC facilities
- Neighbouring occupiers include Screwfix, Halfords Autocentre, PTS, Plumbase and Magnet
- Close to local amenities.
- Generous shared yard and car parking provision.

Units 9-10 are due to be refurbished throughout, providing ground floor trade/warehouse accommodation with an office area to the front of the unit.

ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the final remaining unit:

ACCOMMODATION	SQ FT	SQ M
Units 9-10	4,549	422.6

TERMS

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed.

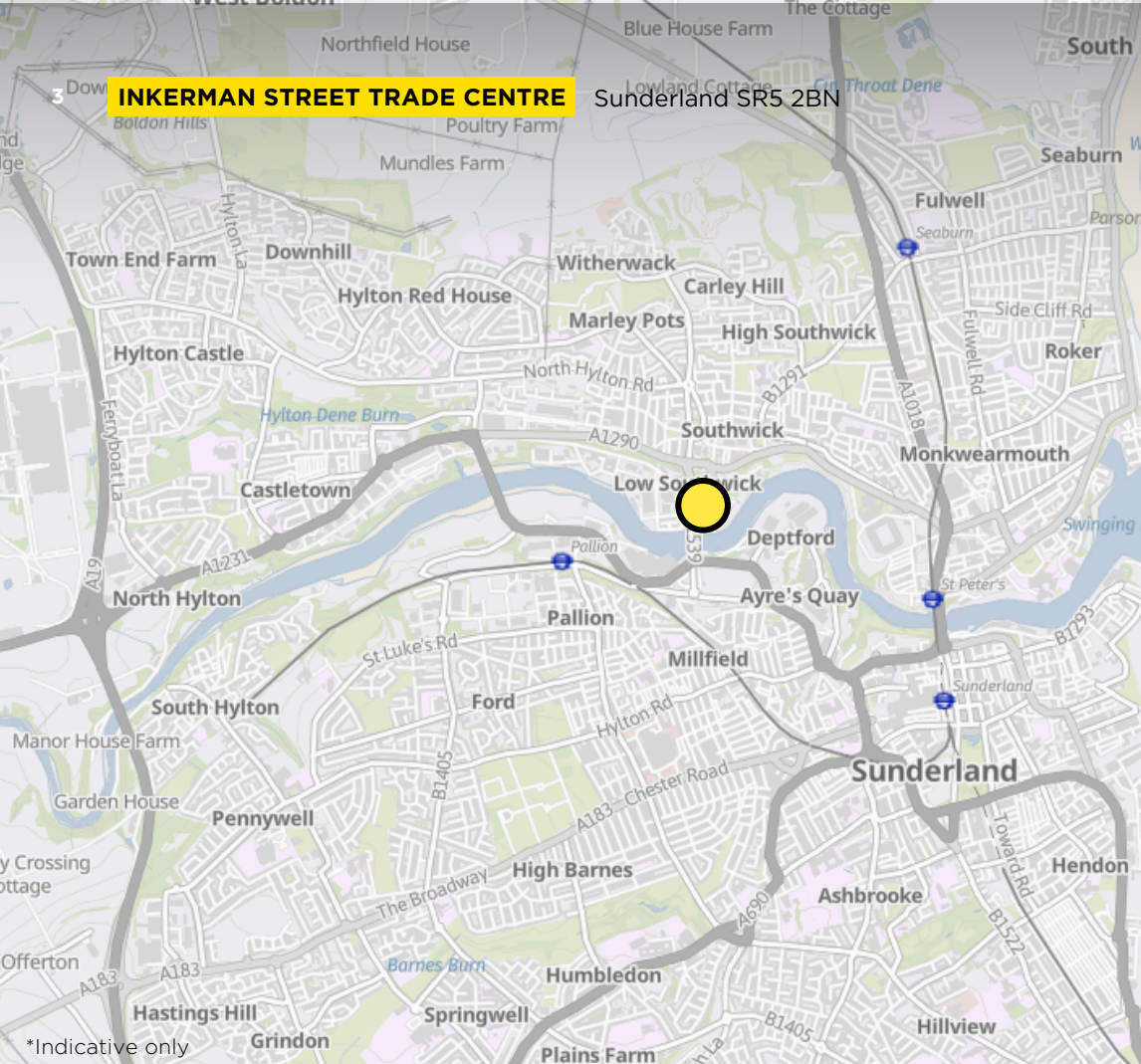
RATEABLE VALUE

The property has a rateable value of £23,750, as of 1 April 2023 (VOA).

EPC

C66.





INKERMAN STREET TRADE CENTRE Sunderland SR5 2BN

SERVICES

We understand the properties benefit from gas, water and electric connection.

RENT

Rent on application.

VAT

All rents and prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

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