

Commercial Road

Commercial Road, Hendon, Sunderland, SR2 8PD
Industrial Unit



To Let

Bradley Hall

DESCRIPTION

This impressive industrial unit offers approximately 10,989 sq ft of open-plan space, providing a highly flexible environment suitable for a wide range of commercial activities, including manufacturing, storage, distribution, or light industrial operations.

The unit benefits from two full-height roller shutter doors, allowing for convenient vehicle access and efficient loading and unloading of goods.

Internally, the space includes a mezzanine floor, which can be utilised for additional storage, office space, or operational needs, helping to maximise the available floor area.

WC facilities are provided for the convenience of staff and visitors. The layout is particularly adaptable, and the unit can be subdivided to accommodate smaller occupiers or multiple business uses, offering flexibility for businesses of varying sizes and requirements.

KEY SPECIFICATION

- Generous open-plan industrial space ideal for a variety of uses.
- Two roller shutter doors providing excellent access.
- Mezzanine floor for additional storage or office accommodation.
- WC facilities.
- Flexible layout, with potential for subdivision to suit smaller occupiers.
- Suitable for a wide range of commercial or industrial activities.

USE

The premise falls within Use Class B2 (General Industrial)



Floor Area

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Industrial Accommodation	1,021	10,989
Total	1,021	10,989

LOCATION

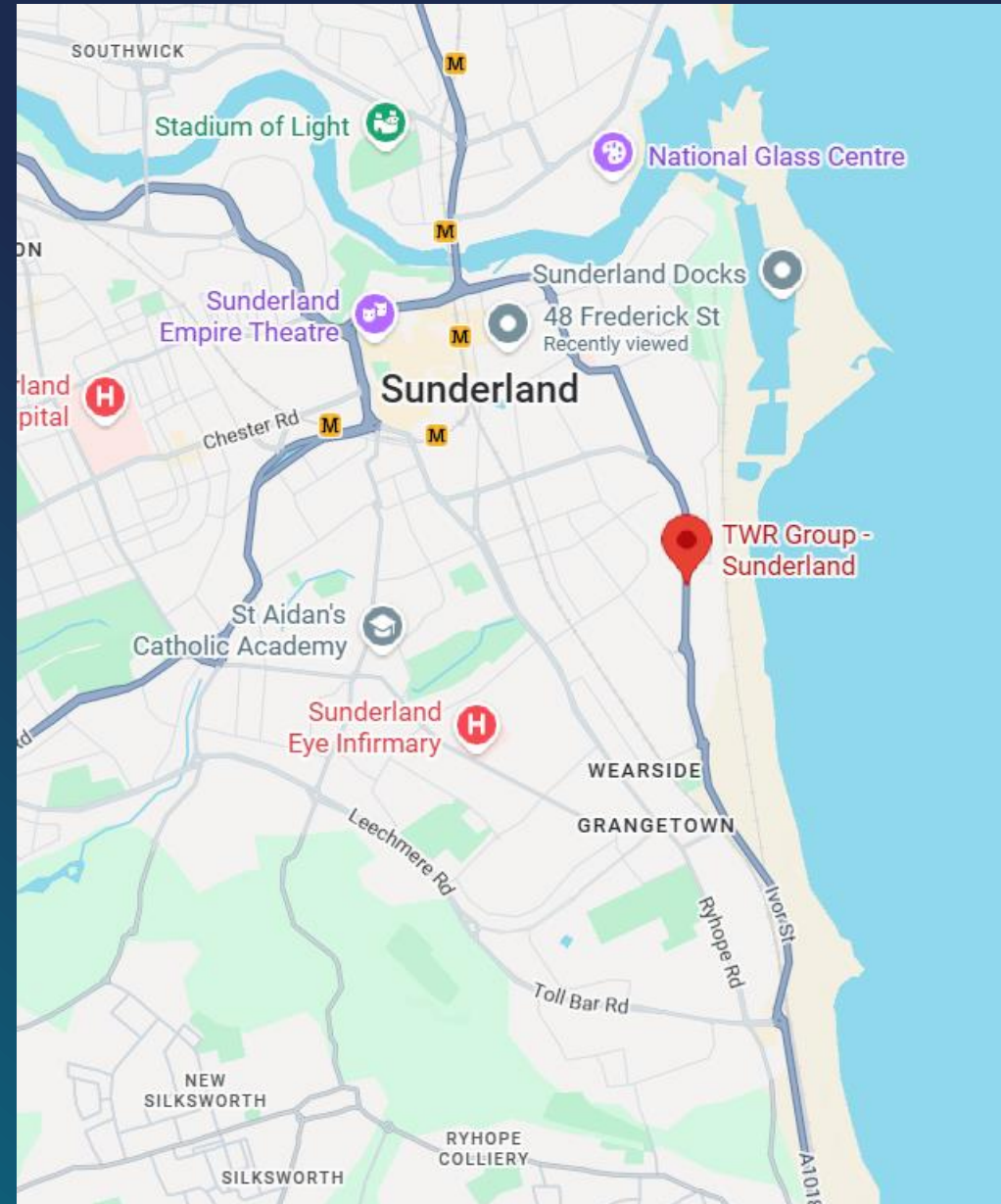
Commercial Road, Hendon is a well-established commercial and industrial location situated south of Sunderland city centre within the metropolitan county of Tyne & Wear.

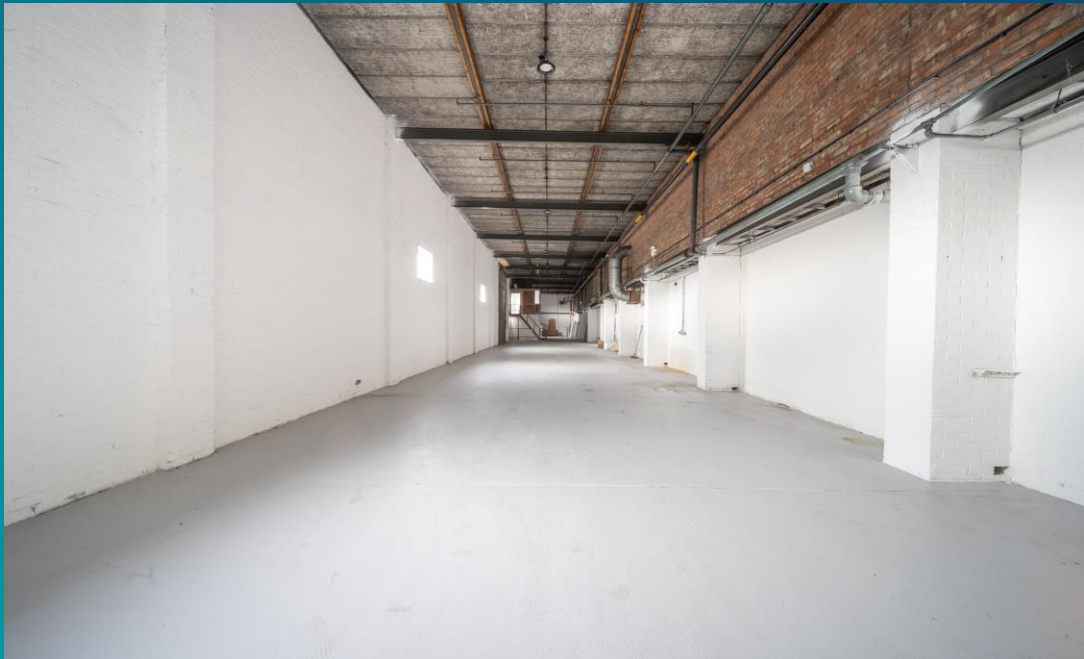
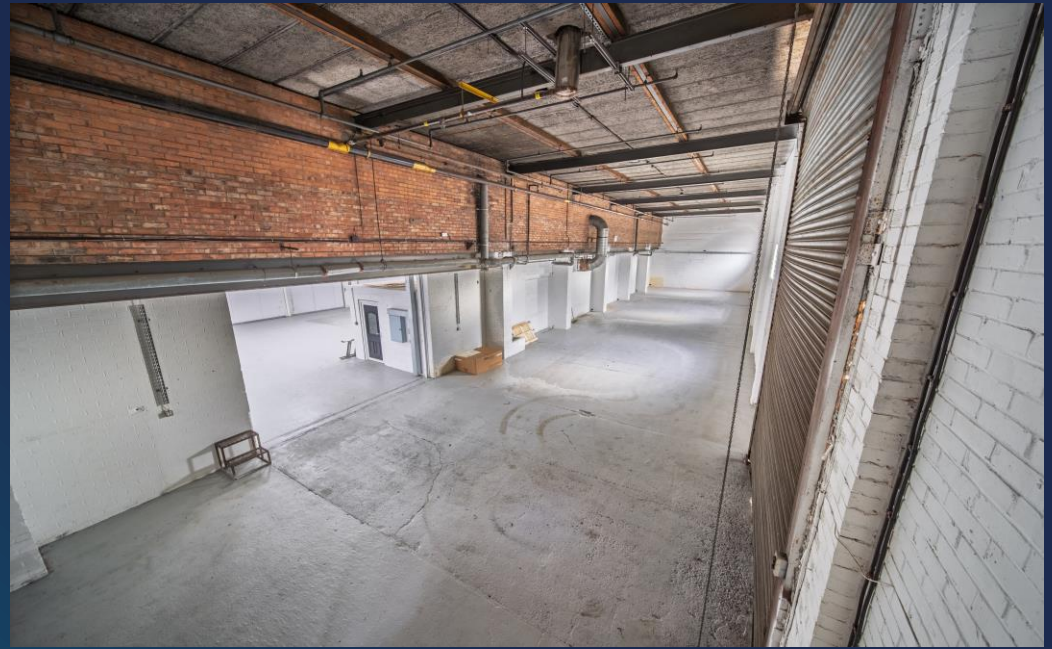
The area offers excellent connectivity to surrounding towns and the wider road network, making it ideal for businesses that require efficient transport links.

Hendon provides a variety of local amenities, services, and transport options, complemented by a vibrant business environment with nearby industrial and commercial occupiers. The property's location within this recognised commercial hub makes it a desirable base for office, service, or trade-related businesses.

Commercial Road forms a key industrial corridor within Hendon and benefits from strong connectivity. Sunderland city centre lies just to the north, offering a comprehensive range of retail, leisure, and business facilities.

The property enjoys convenient access to the A19, which provides excellent north-south links across the North East and connections to the wider regional motorway network. The area is also well served by public transport, ensuring regular links into Sunderland city centre and surrounding locations.





EPC RATING

To Be Confirmed

TERMS

Available by way of new FRI lease terms at an asking rent of £50,000 (Fifty Thousand Pounds) per annum

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

RATING

Interested parties should confirm the current position with the Local Authority.

VIEWING

For all enquiries and viewing arrangements please contact as below.

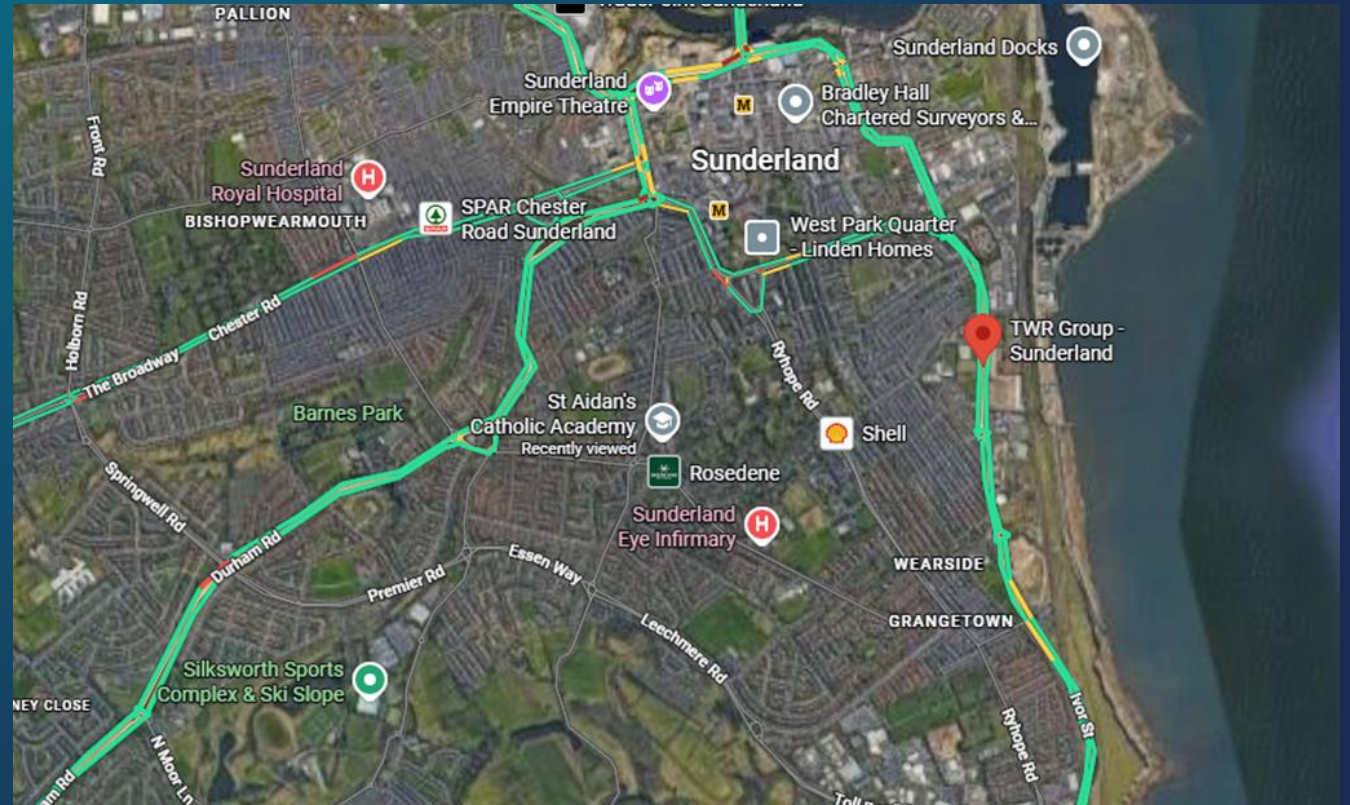
CONTACT

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Bradley Hall



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