

Pallion Industrial Estate Sunderland

Available to Let
Industrial/warehouse with office space
18,626 sq ft (1,730 sq m)



Sunderland – 2 miles



Recently refurbished



Roller shutter door with
separate personnel entrance



24/7 access



On-site parking



Loading area & large secure yard

Pallion Industrial Estate

Unit 26 Pallion Industrial Estate, Sunderland, Tyne & Wear SR4 6SN



Description

This industrial/storage unit is of steel portal frame construction with insulated profile steel cladding to the roof and elevations. The unit has an internal clear height of 4.5M and good access via an electric operated insulated sectional loading door. The unit benefits from a ground floor large office within the workspace, with welfare block; ladies, gents and disabled WC's at ground level, additional kitchen and welfare block mezzanine level. Parking is provided at the front and side of the property and HGV loading is from a secure enclosed large yard area to the rear.

Location

The Pallion Industrial Estate is situated on the South bank of the River Wear on the West side of Sunderland and within easy access of the new Northern Spire Bridge. The A19 lies approximately two miles to the West of the property, Sunderland City Centre approximately two miles to the East and Newcastle City Centre approximately 12 miles to the North.

Property owned by **Mileway**

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EPC

EPC available upon request.

Terms

New full repairing and insuring lease.

Viewing / Further Information

Please contact:

Knight Frank

Simon Haggie
Simon.haggie@knightfrank.com
0191 594 5009
07798 570 603

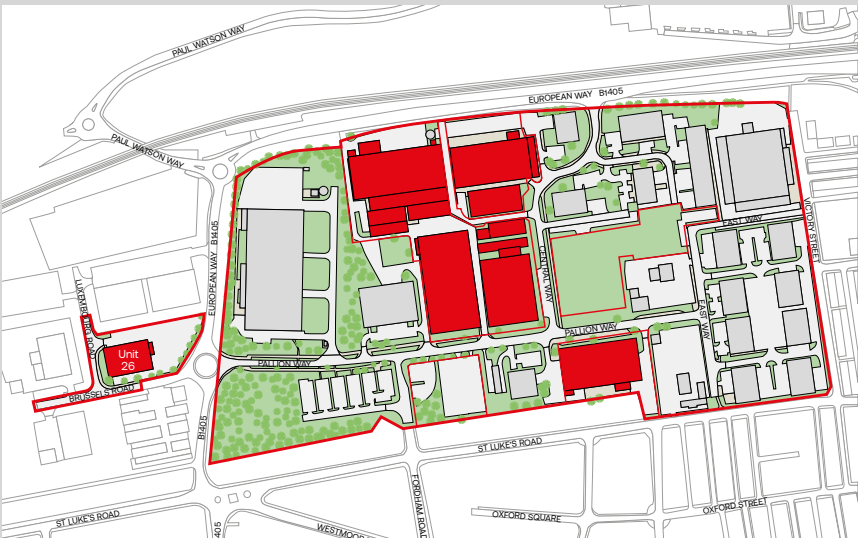
Mark Proudlock
Mark.proudlock@knightfrank.com
0191 594 5019
07766 968 891

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation

Floor areas are as follows:

| Unit | Area (sq ft) | Area (sq m) |
|---------|--------------|-------------|
| Unit 26 | 18,626 | 1,730 |

Mileway