

to let

297m² (3,200ft²) to 907m² (9,760 ft²)



Rivergreen Industry Centre /
Pallion, Sunderland

Location

Pallion Industrial Estate is situated on the south side of the River Wear, approximately 1 mile north west of Sunderland city centre.

The estate is easily accessible from the A19 along the A1231 Wessington Way and via the Queen Alexandra Bridge onto Pallion New Road and European Way.

The site can also be accessed from the A19 to the south along the A183 Chester Road and via Holborn Road and European Way.

This strategic location provides excellent access to the facilities offered by Sunderland city centre as well as other parts of the region via the A19 with the major Nissan car plant being only 2 miles to the north west of the estate.

Access to the site is further enhanced due to its close proximity to the Pallion Metro Station which links the city centres of both Newcastle and Sunderland.

Situation

The development forms part of the Pallion Industrial Estate which is one of the principal industrial areas within Sunderland and consists of 12 detached and semi-detached units located within the south east corner of the estate on St Lukes Road and Victory Street.

The main access to the estate is via European Way and either Pallion Way or Entra Way.

Schedule of Accommodation

Unit	Gross Internal Floor Area		Car Parking Provision
	m ²	ft ²	
1	Let		
2	Let		
3	Let		
4a	302	3,255	6
4b	297	3,200	6
4c	302	3,255	6
5a	453	4,880	11
5b	453	4,880	11
6a	451	4,860	9
6b	451	4,860	9
7	907	9,760	24
8	907	9,760	24



Specification

General

- 6.00m minimum clear eaves height
- 8.45m maximum internal headroom
- Automatic loading door 4.8m x 6.0m wide with integral door
- Ground floor live load 30kn/m²
- First floor load 5kn/m²
- Double glazed windows with powder coated aluminium frames
- Dedicated car parking
- Separate office and service access
- Secure compound area
- High quality landscaping
- Estate wide CCTV system and secure barrier access

Office/Ancillary Areas

- Suspended ceiling at ground floor level
- Broadloom carpets in office areas and non-slip vinyl in wet areas
- Hardwood doors in office and reception areas

Building Services

- Three phase electricity supply (up to 100kVA service capacity)
- Security, fire alarm and emergency lighting systems
- Lighting to production area by way of high bay light fittings
- Lighting to office area by low glare (VDU compatible) fluorescent light fittings
- 240 volt power outlets throughout all office areas
- Production area heated via gas fired warm air unit heaters
- Offices heated via gas fired low pressure hot water radiator system

Financial Assistance

Eligible projects may attract financial support from the City of Sunderland Council.

Contact City Business & Investment team on 0191 553 1169.

Term

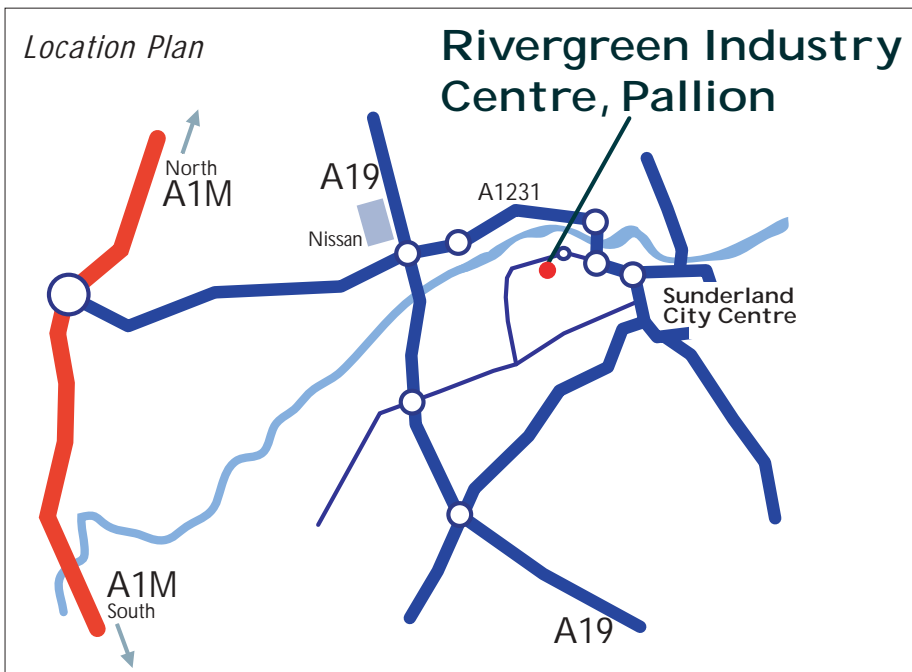
The units are available by way of a new full repairing and insuring lease on terms to be agreed.
Full details on commencing rentals and terms are available on request.



rivergreen
developer &
builder

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For further information please contact

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