

Industrial premises availability guide

Over 2,500 sq.ft.

This summary is intended to act only as a guide to the range of industrial premises that exist in the City. Please contact the individual agents to confirm availability and the exact details of properties quoted. Sunderland City Council will not be held responsible for any errors or omissions.

MAKE
it Sunderland

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
Unit 4 Church Street Hendon SR1 2BB	Sunderland South	2,846	264	£12,800	£4.50	Terraced industrial unit. Currently under offer.	Naylors Gavin Black 0191 - 232 7030
Unit 61 Hutton Close Crowther Industrial Estate NE38 0AB	Washington	2,997	278	Upon application	Upon application	Workshop with office accommodation and small yard.	Mileway 0191 - 415 9415
Unit 15 Whitworth Road Armstrong Industrial Estate NE37 1PP	Washington	3,025	281	£13,750	£4.55	Workshop / warehouse with office.	Frew Pain 0191 - 229 9517
Unit 2 West Quay Court Sunderland Enterprise Park SR5 2TE	Sunderland North	3,317	308	£25,000	£7.54	Modern hybrid premises with ground floor workshop and first floor offices.	Avison Young 0191 - 269 0068
Units 5 West Quay Court Sunderland Enterprise Park SR5 2TE	Sunderland North	3,317	308	£25,000	£7.54	Modern hybrid premises with ground floor workshop and first floor offices.	Avison Young 0191 - 269 0068
Units 2 Teal Farm Park Pattinson South Industrial Estate NE38 8BG	Washington	3,500	325	£29,750	£8.50	Modern industrial unit with 6 metre eaves. Currently occupied by ArjoHuntleigh.	HTA 0191 - 245 1234

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
Unit 7 Tower Road Glover Industrial Estate NE37 2SH	Washington	4,228	393	£20,000	£4.73	Terraced units with office space.	Mileway 0191 - 415 9415
Unit 15e Southwick Industrial Estate SR5 3JT	Sunderland North	4,499	418	£27,000	£6.00	Modern industrial unit.	Knight Frank 0191 - 594 5019
Unit 3 Church Street Hendon SR1 2BB	Sunderland South	5,560	517	£19,450	£3.50	Terraced industrial unit.	Naylors Gavin Black 0191 - 232 7030
Unit 7 Tower Road Glover Industrial Estate NE37 2SH	Washington	5,905	549	£26,600	£4.52	Terraced units with office space.	Mileway 0191 - 415 9415
Unit 3 Church Street Hendon SR1 2BB	Sunderland South	6,054	527	£21,200	£3.50	Terraced industrial unit.	Naylors Gavin Black 0191 - 232 7030
Unit 21 Whitworth Road Armstrong Industrial Estate NE37 1PP	Washington	6,236	559	£26,503	£4.25	Workshop / warehouse with office.	Frew Pain 0191 - 229 9517
Unit 20 Whitworth Road Armstrong Industrial Estate NE37 1PP	Washington	6,240	580	£26,520	£4.25	Workshop / warehouse with office.	Frew Pain 0191 - 229 9517

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
Units 9-10 Leechmere Court Leechmere Industrial Estate SR2 9TT	Sunderland North	7,451	692	£31,000	£4.16	Production / warehouse / trade counter premises. May subdivide. Currently under offer.	Connect Property 01642 - 602 001
Units 5a/b Southwick Industrial Estate SR 5 3TX	Sunderland North	10,762	1,000	£44,124	£4.10	Combined workshop units.	Whittle Jones 0191 - 221 1999
Unit 9 Tilley Road Crowther Industrial Estate NE38 0AE	Washington	11,910	1,107	£49,500	£4.16	Well-located production / warehouse unit with offices. Former RPL premises.	Naylors Gavin Black 0191 - 232 7030 / HTA Real Estate 0191 - 245 1234
Unit 39A Pallion Industrial Estate SR4 6SN	Sunderland South	14,767	1,372	£70,150	£4.75	Modern industrial unit with 5.5 metre eaves, two-storey offices and a secure yard. Currently undergoing refurbishment. Interest expressed.	Knight Frank 0191 - 221 2211
Unit 1 Tilley Road Crowther Industrial Estate NE38 0AE	Washington	15,870	1,474	£64,600	£4.07	Semi-detached industrial unit with offices. Ronan Engineering premises.	Naylors Gavin Black 0191 - 232 7030 / HTA Real Estate 0191 - 245 1234
Units 7-8 Sunrise Enterprise Park SR5 3RX	Sunderland North	22,013	2,045	n/a	n/a	Modern industrial unit with offices. 6.5 metre minimum eaves height. Secure yard. Freehold available (£1,100,650).	HTA Real Estate 0191 - 245 1234

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
Pinewood House Hendon Road SR1 2JD	Sunderland South	22,338	2,075	£55,000	£2.46	Detached commercial unit with office / showroom, benefitting from a prominent location. Former Door Kits premises. Freehold available (£575,000). Currently under offer.	HTA Real Estate 0191 - 245 1234
Bay 3 Pallion Yard Pallion SR4 6LL	Sunderland South	26,598	2,471	Upon application	Upon application	Workshop with offices. Minimum 10 metre eaves. Multiple cranes (10 and 5 tonne). Extensive yard with river access.	Dunlop Heywood 0191 - 229 9714
Unit F Colima Avenue Sunderland Enterprise Park SR5 3XB	Sunderland North	27,421	2,548	£135,000	£4.92	Modern warehouse with yard and 54 parking spaces. 25% office content. 500 kVa electricity supply with backup generator.	Naylors Gavin Black 0191 - 232 7030 / Cushman & Wakefield 0191 - 223 5809
Unit C Sunrise Enterprise Park Ferryboat Lane SR5 3RX	Sunderland North	28,257	2,625	£130,000	£4.60	Modern production / warehouse unit with offices and a secure yard. Former Rolls Royce premises. Undergoing full refurbishment.	Cushman & Wakefield 0191 - 223 5711
Unit 6&7 194 Commerce Park Stephenson Industrial Estate NE37 3HT	Washington	30,241	2,809	Upon application	Upon application	Production / warehouse unit on a secure site. Former Simpson Print warehouse and National Holidays depot. Units may be subdivided (from 14,300 sq.ft.). Adjacent 1.1-acre yard available.	Frew Pain 0784 187 1710

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
Units 2-5 Alston Road Pattinson North Industrial Estate NE8 8QH	Washington	32,065	2,979	£88,180	£2.75	Interconnected industrial units with 5 metre eaves and offices. Former Armour Plastics premises. May sell. Currently under offer.	HTA Real Estate 0191 - 245 3011
Pallion Yard Pallion SR4 6LL	Sunderland South	32,076	2,980	Upon application	Upon application	Workshop with offices. Minimum 6 metre eaves. Multiple cranes (3 x 10 tonne; 2 x 5 tonne). Extensive yard with river access.	Dunlop Heywood 0191 - 229 9714
Industrial Road Hertburn Industrial Estate NE37 2SQ	Washington	39,801	3,698	£125,000	£3.14	Well-located industrial unit with ten level access doors and two overhead cranes (10 ton each). Freehold available (£1,300,000). Former Stateborne Cryogenics premises.	Knight Frank 0191 - 221 2211
Unit 3 Rutherford Road Stephenson Industrial Estate NE37 3HX	Washington	43,006	3,996	£172,000	£4.00	Modern industrial property with 5.5 metre clear eaves. Mezzanine offices. Additional 1.5 acres of land may be available for expansion, subject to planning.	Knight Frank 0191 - 221 2211
2 Gadwall Way Rainton Bridge Business Park DH4 5NL	Houghton & Hetton	47,418	4,405	£237,100	£5.00	Modern warehouse with offices on a secure site. Extensive car parking. Former Sumitomo premises. Currently under offer.	HTA Real Estate 0191- 245 3011

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
Spire House Spire Road Glover Industrial Estate NE37 3ES	Washington	48,531	4,509	£160,000	£3.30	Modern industrial property with 4.6-acre minimum eaves and attractive offices. Freehold available (£1.6 million). Former Fendor premises.	Knight Frank 0191 - 221 2211
Alston Road Pattinson North Industrial Estate NE38 8QA	Washington	96,689	8,983	Upon application	Upon application	Warehouse with 9 metre eaves and fenced yard. Additional 3.56 acres available by separate negotiation. Former Freemans building, most recently occupied by Vantec. Currently under offer.	HTA Real Estate 0191 - 245 3011
Camberwell Way Doxford International Business Park SR3 3XN	Sunderland South	138,027	12,823	£590,000	£4.28	Modern warehouse with service yard and large office content (36,202 sq.ft.). Minimum eaves height 10.95 metres (main warehouse). Available from the end of 2020. Currently occupied by Marelli (warehouse) and Kura (offices). <i>(The sub-let offices generate rental income of around £180,000 per annum.)</i>	Knight Frank 0192 - 2212 211