to let

Frew Pain & PARTNERS

The industrial property specialists

UNIT 4
SUNRISE ENTERPRISE PARK
FERRYBOAT LANE
SUNDERLAND
SR5 3RX

- **MODERN SELF CONTAINED WAREHOUSE / FACTORY WITH TWO STOREY OFFICES, SECURE YARD & SEPARATE PARKING**
- **EXCELLENT COMMUNICATION LINKS TO THE A19**
- **TOTAL GIA: 1,498.41 M^2 (16,129 SQ FT)**
- **RENT : £100,000 PA EXC**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

RICS the mark of property professionalism worldwide

Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

LOCATION

The property is located on Sunrise Enterprise Park, Ferryboat Lane, Sunderland.

It benefits from the close is proximity to the junction of the A19 and the A1231 Wessington Way, approximately 3 miles to the west of the City of Sunderland. The Nissan car plant is approximately 2 miles to the west.

The A1(M) is circa 4 miles to the west and is accessible via the A1231.

The surrounding area is mainly commercial with leisure and residential.

The exact location is shown on the attached plan.

DESCRIPTION

The subject property comprises detached modern warehouse / factory with integral two storey office and secure fenced yard and car parking.

Constructed of steel portal frame design it offers brick and block infill walls with insulated profile cladding to part elevations and roof above, incorporating roof lights.

Internally the warehouse / factory offers an effective eaves height of 5.9m (Apex 10.3m) with LED lights and single vehicular access via an automatic security roller shutter (4.4m * 4.7m) into the secure rear gated yard.

Within the property is a selection of single and two storey offices, fitted out to a good standard offering open plan and cellular formats with suspended ceiling, LED recess lights and carpet.

The offices also benefit from WC on the ground and first and kitchenette / welfare facilities.

Within the factory are there is a works canteen with mezzanine store above.

Externally to the front is a gated and fenced car park area and to the is a rear secure fenced and gated concrete yard with part loading canopy over the loading door (5.5m eaves).

The remainder of the site offers soft landscaping.

ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

Warehouse / factory	951.67m^2
Mezzanine store	55.27m^2
Offices (G/F & F/F)	491.47 m^2
TOTAL GIA:	**1,498.41 M^2 (16,129 SQ FT)**

(External canopy in yard - 135.88 m^2)

SERVICES

All mains services are provided with the addition of a full security and fire alarm system.

Internally there is also free standing craneage in part – S.W.L 6,000kg (U/S 5.04m).

BUSINESS RATES

It is understood the unit has been assessed as follows:

RV: £75,000 (April 2026)

TENURE

A new Full Repairing and Insuring lease for a term of years to be negotiated.

RENT

Our client is seeking rental offers in the region of £100,000 pa exc.

Incentives may be offered subject to covenant and lease terms.

A rent bond of 3 months may be required and held by the landlord for the duration of the lease.

ENERGY PERFORMANCE CERTIFICATE

D(79)

VAT

VAT will be charged at the prevailing rate

LEGAL COSTS

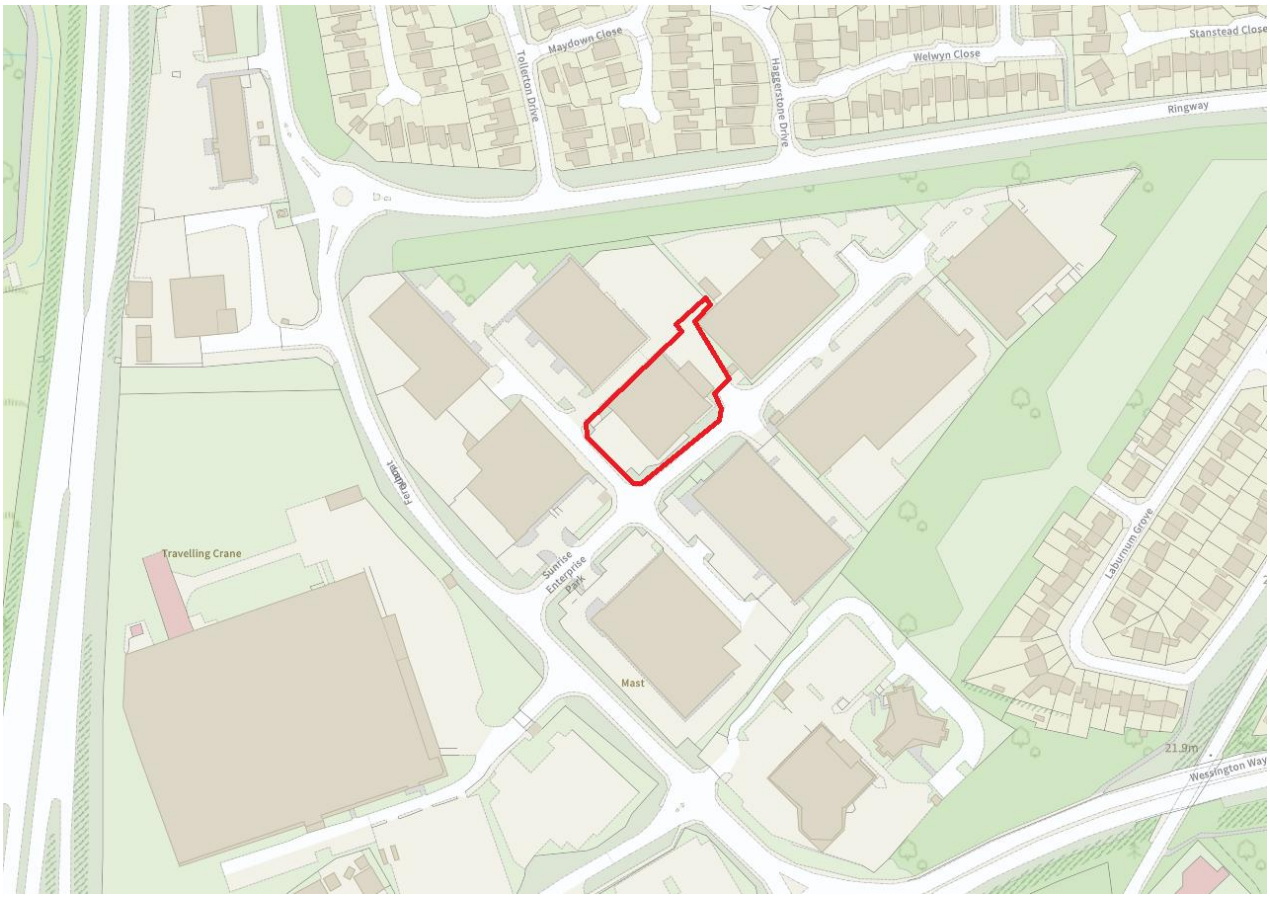
Each party to bear their own legal costs in connection with any transaction.

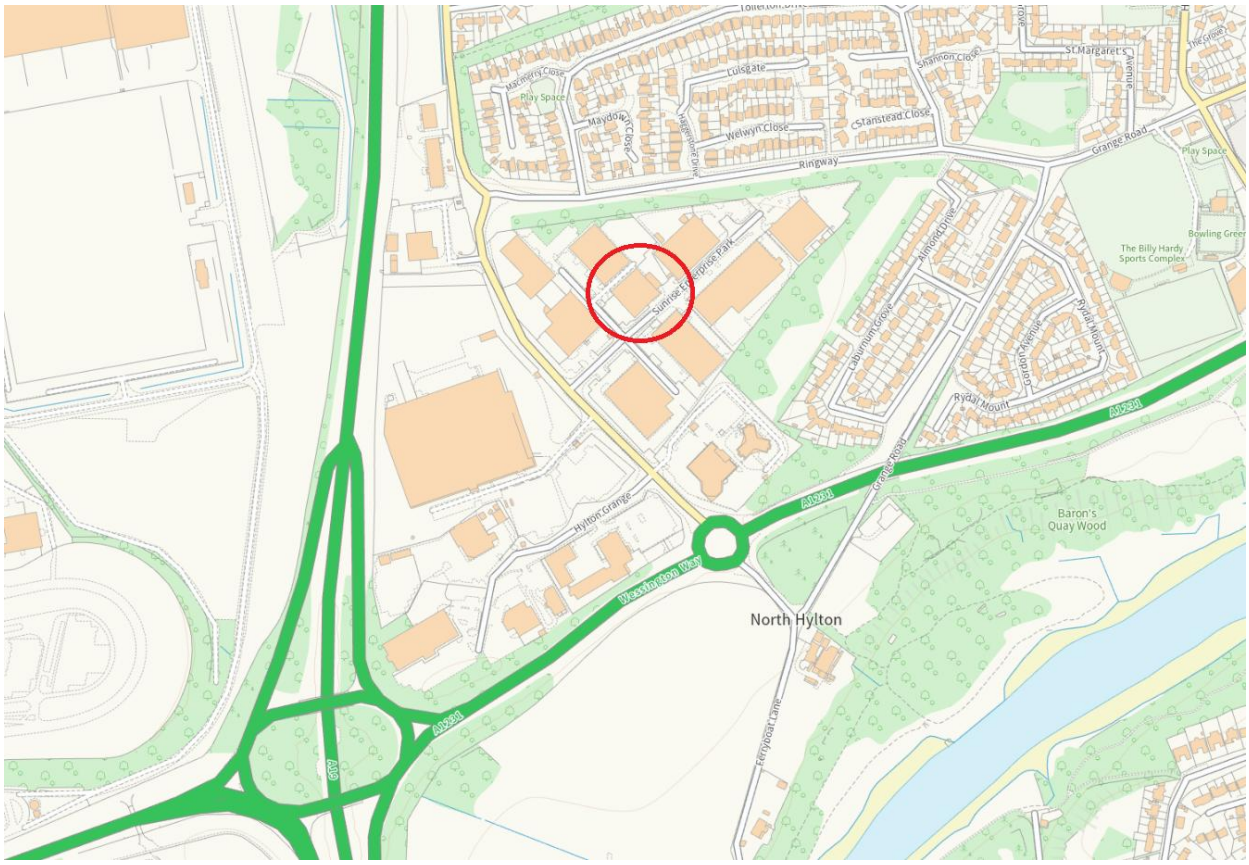
VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain
Tel: 07841 871710
Email:
james.pain@frewpain.co.uk

SEPT 2026





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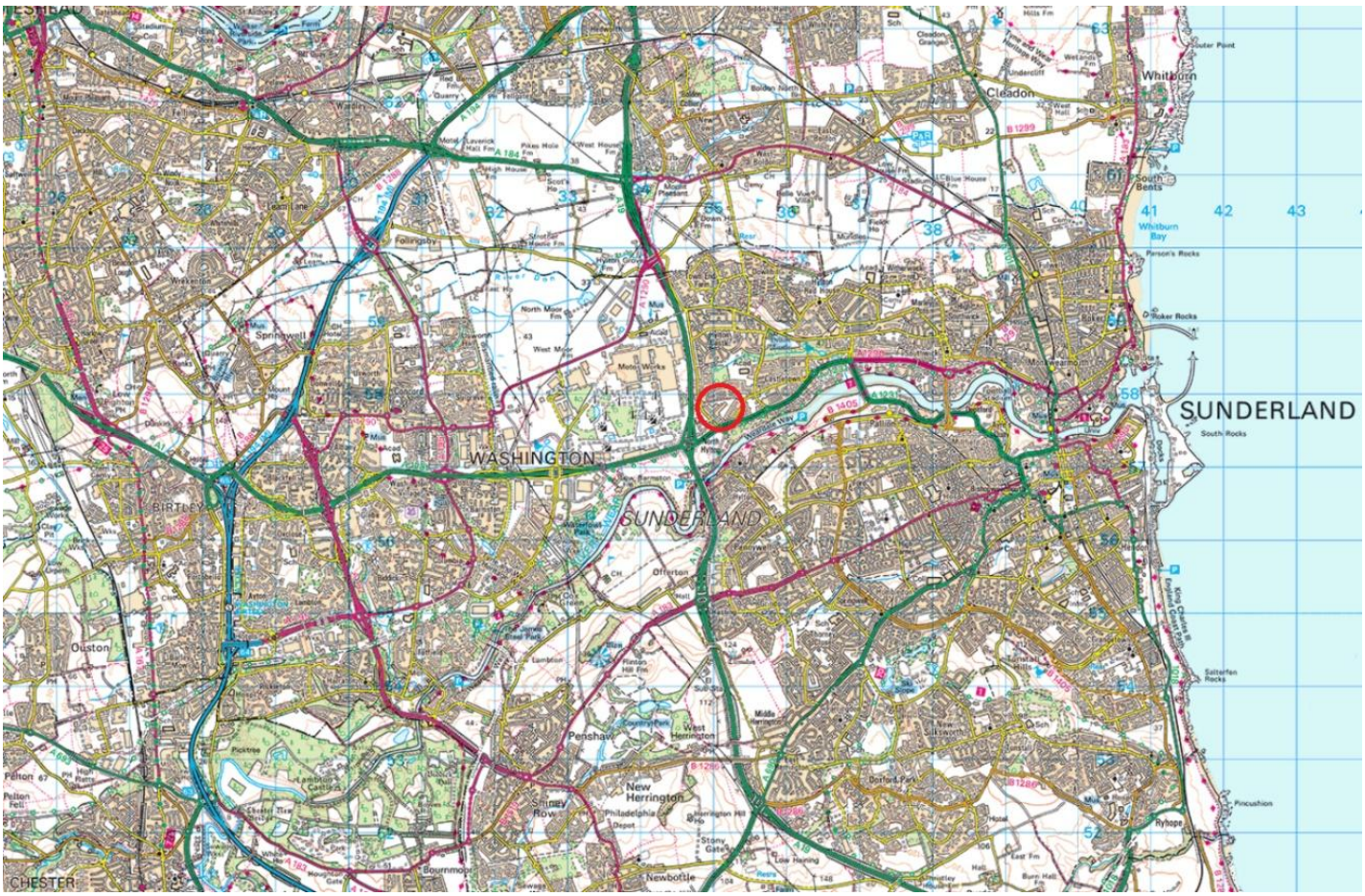

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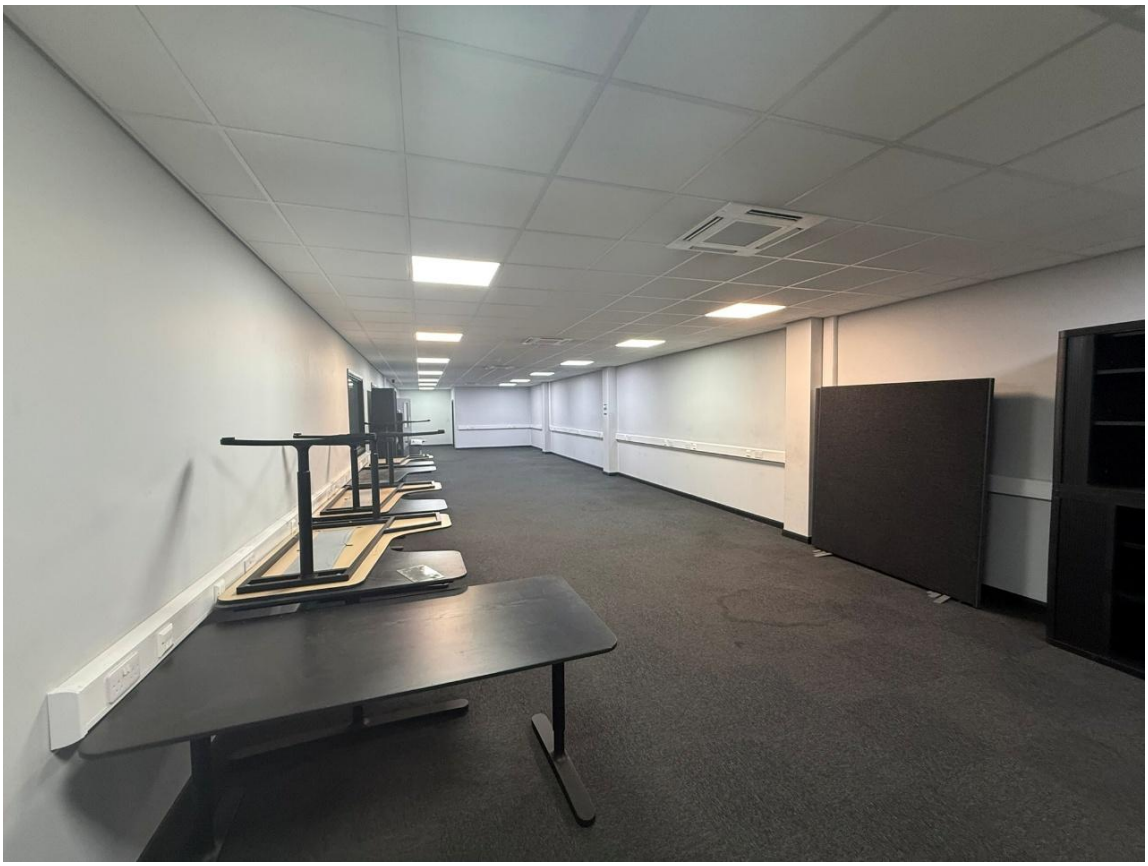

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