



MICHAEL HODGSON

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estate agents & chartered surveyors





## CEDRIC WORKS, SUNDERLAND £200 Per Month

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ALL INCLUSIVE RENT OF £200 PER MONTH The units are situated on Back Dunelm with is accessed via Ranson Street just off the Durham Road A690 which is one of the main arterial routes into Sunderland City Centre and offers a superb location commanding easy access to the city centre and region beyond. The units comprise of a basic lock up storage / starter unit access via a roller shutter providing an open plan clean and clear space ideal for storage and would suit a variety of uses. Viewing is advised. - PLEASE NOTE THAT THERE ARE NO SERVICES TO THE PROPERTY

Starter Unit

Self Contained

Viewing Advised

Flexible Terms

Unit to Let

Lock Up Unit

PLEASE NOTE THAT THERE ARE NO SERVICES TO THE PROPERTY

£200 Per Month



## CEDRIC WORKS, SUNDERLAND

£200 Per Month

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### LOCATION

The units are situated on Back Dunelm with is accessed via Ranson Street just off the Durham Road A690 which is one of the main arterial routes into Sunderland City Centre and offers a superb location commanding easy access to the city centre and region beyond.

### DESCRIPTION

The unit comprises of a basic lock up storage / . starter unit access via a roller shutter providing an open plan clean and clear space ideal for storage and would suit a variety of uses.

### ACCOMMODATION

We calculate the units provide the following gross internal areas:

Unit 4: 42.22 sq m (454 sq ft)

PLEASE NOTE THAT THERE ARE NO SERVICES TO THE PROPERTY

### RENT & TERMS

All inclusive rent of £200 Per month on a full repairing and insuring basis, there are no business rates

Terms available upon request.

### CODE OF PRACTICE

In accordance with the Code of Practice For Commercial Leases In England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Practice For Commercial Leases in England And Wales can be obtained at [www.commercalleasecodeew.co.uk](http://www.commercalleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

You should consider the terms of the code with your professional adviser.

### VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

# M I C H A E L   H O D G S O N

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[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

