

# FOR SALE/ TO LET

## Commercial Development Site / Storage Land

Ayres Quay, Sunderland

- Established Commercial Location
- Large Secure Site
- Securely Fenced and Gated
- **Approximately 0.72 ha (1.80 acres)**

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## LOCATION

The site is located in the Ayres Quay/ Deptford area of Sunderland and sits adjacent to the "Go Buses" depot.

The site is accessed directly from Hillfield Terrace and is located on Deptford Terrace which is adjacent to the A1231 Queen Alexandra Bridge on the approach to Sunderland City Centre.

Sunderland City Centre is approximately 0.5 miles to the south, the A19 is approximately 3 miles to the west and Tyne Tunnel 5 miles north west.

## DESCRIPTION

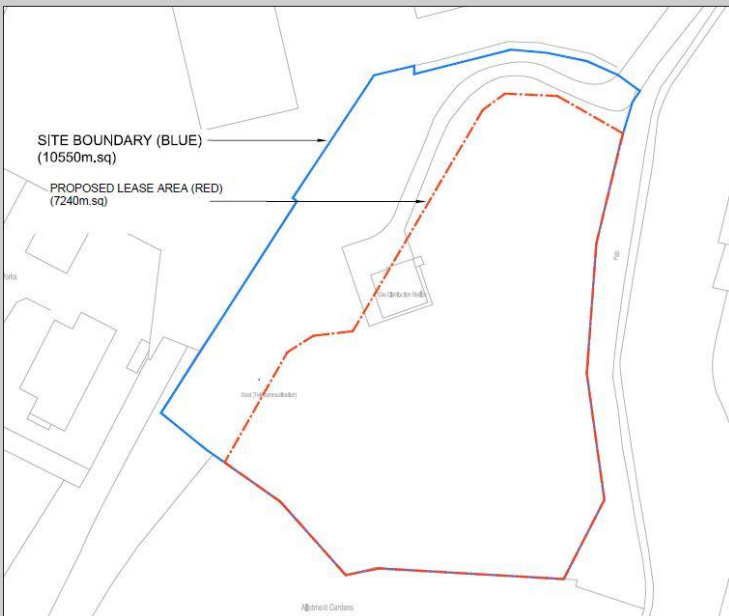
The site is fully fenced and gated providing secure accommodation. The site is predominantly made up of a layer of surficial gravel that covers the majority of the site. The raised area is the location of the former holder that has been demolished. This area has been backfilled with Engineering soil.

## ADJACENT LAND

The vendor of the site has installed a new gas-fired peaking power generation plant on adjacent land the power generation plant that uses the latest technology to minimise low emission and noise pollution. Furthermore, the generation plant can provide discounted power, heating or cooling to significant energy consumers willing to locate on to the site."

## BUSINESS RATES

Interested parties should contact Sunderland Council to establish the precise rates payable.



## TERMS

The site is available for sale at an asking price of £350,000 exclusive. Alternatively, the site is available to let at an asking rental of £28,500 per annum exclusive. Further information available upon application.

## VAT

All prices quoted are deemed exclusive of VAT unless stated otherwise.

## FURTHER INFORMATION

Further information is available upon application including a copy of the desktop environmental report.

## VIEWING

Strictly through the agents Connect Property North East:

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