



flexible space to fill

The North East Business and Innovation Centre (BIC) is a self contained business complex, located approximately 2 miles from Sunderland City Centre in the North East of England.

Encompassing a 14 acre site; the BIC benefits from being adjacent to major road networks, ample free parking and superb telecoms and IT infrastructure. In addition, the BIC also has its own café, meeting rooms, and central reception.

Space is varied ranging from 14m² to 585m², and includes large industrial units, bio-science laboratories and offices.



TO LET: UNIT 94 – INDUSTRIAL UNIT 584.20m² (6,288ft²)

Unit 94 is a semi-detached, industrial unit incorporating a workshop/warehouse and offices at the ground and first floor levels.

Ideal for a wide range of industries, the property is of brick and block construction with part clad walls. Externally, the unit has dedicated free parking to the front of the property, shared parking to the side and a shared fenced concrete hard standing area to the rear.

The property is available on a lease basis for a term to be agreed. Full details and scope are available upon request.

Unit 94 – Industrial Unit 584.20m² (6,288ft²)

Rent: £36,250 per annum*

**Figure excludes service and insurance charges, which is currently payable at 0.80p per ft².*

Industrial Space benefits from:	Office Space benefits from:
• concrete floor	• individual, open plan with river views
• sodium lighting	• category 2 lighting
• gas blower heating	• gas heated radiators
• eaves height of 5.6m	• air conditioning units
• electric roller shutter	• kitchen
• 3 phase electricity	• storage cupboard
	• separate male/female/disabled WCs

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION PLEASE CONTACT
Donna Surtees, Senior Space Adviser on 0191 516 6066 or email space@ne-bic.co.uk

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