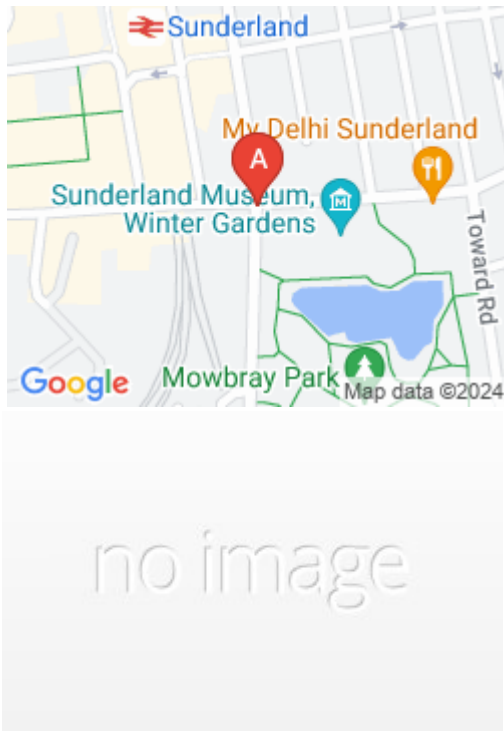


## North Hylton Enterprise House

### Sunderland SR5 3AD



The development is situated of North Hylton Road, which runs parallel to Wessington Way one of the arterial routes into Sunderland, Gateshead and Newcastle. The site is located near to the A19, providing easy access to the regional road network and is approximately 2 miles from Sunderland city centre.

The development comprises eight self-contained pavilion-style office buildings with frontage onto North Hylton Road. The possibility exists to split each office into two self-contained suites or to combine units to create larger accommodation. The development is in two phases and provides office space from 1105 to 11603 sq ft. EPC Rating B.

### transport links

<b>Underground</b>	Sunderland
<b>Train Station</b>	South Hylton Pharmacy
<b>Road Link</b>	N/A
<b>Airport</b>	Fishburn Airfield

### Leased Spaces

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