

**PENNYWELL TRADE PARK**  
SUNDERLAND, SR4 9EN

**UK**  
UK LAND ESTATES



**HIGHLY PROMINENT SITE ON MAIN ARTERIAL ROUTE**  
PENNYWELL, SUNDERLAND

SUITABLE FOR HOTEL, LEISURE AND TRADE USES (SUBJECT TO PLANNING)  
ACCESS TO POPULATION OF 155,000 WITHIN 3 MINUTE DRIVE TIME  
OPPORTUNITY FOR BESPOKE UNITS



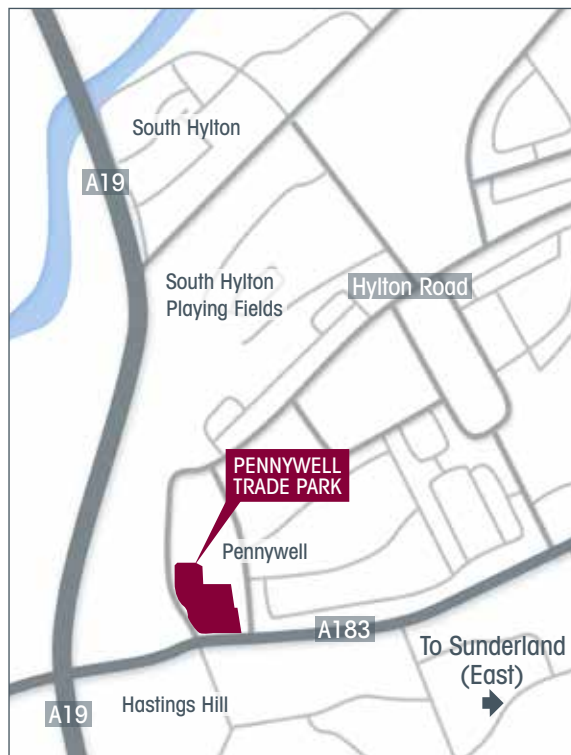
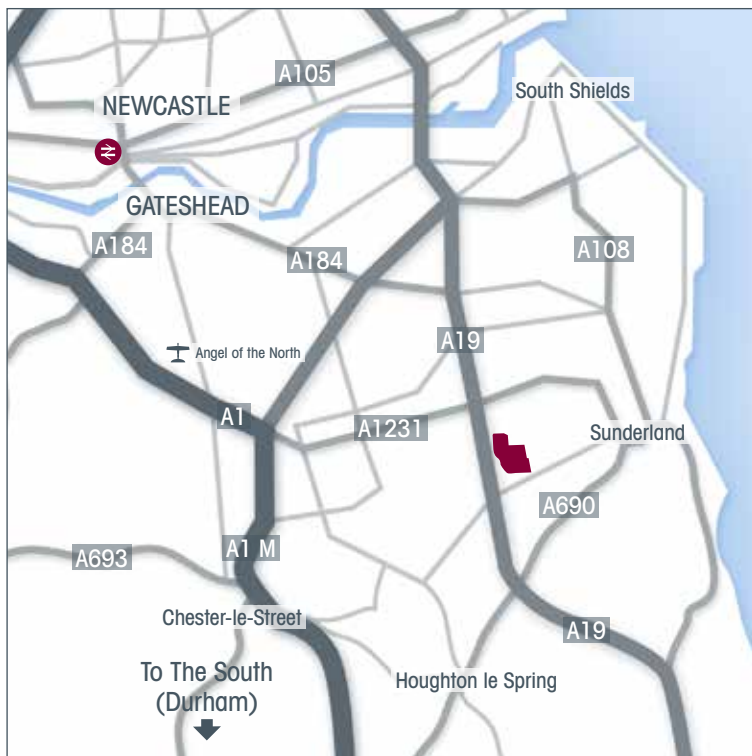
The site offers opportunities for alternative uses such as hotel accommodation and leisure which can benefit from prominence and immediate access to main arterial routes, areas of population and Sunderland City Centre.

Please contact our agents for further information.

**DEMOGRAPHICS**

2011 All People Resident in Households.	
Drive Time (mins)	
10	184,639
20	780,142
30	1,465,409

Source: CACI Ltd



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