


# THE DOXFORD WORKS

A decorative graphic consisting of several horizontal bars of varying lengths stacked vertically on the right side, and several vertical bars of varying heights stacked horizontally at the bottom, creating a grid-like pattern.

3 ADMIRAL WAY  
DOXFORD INTERNATIONAL  
SUNDERLAND  
SR3 3XW

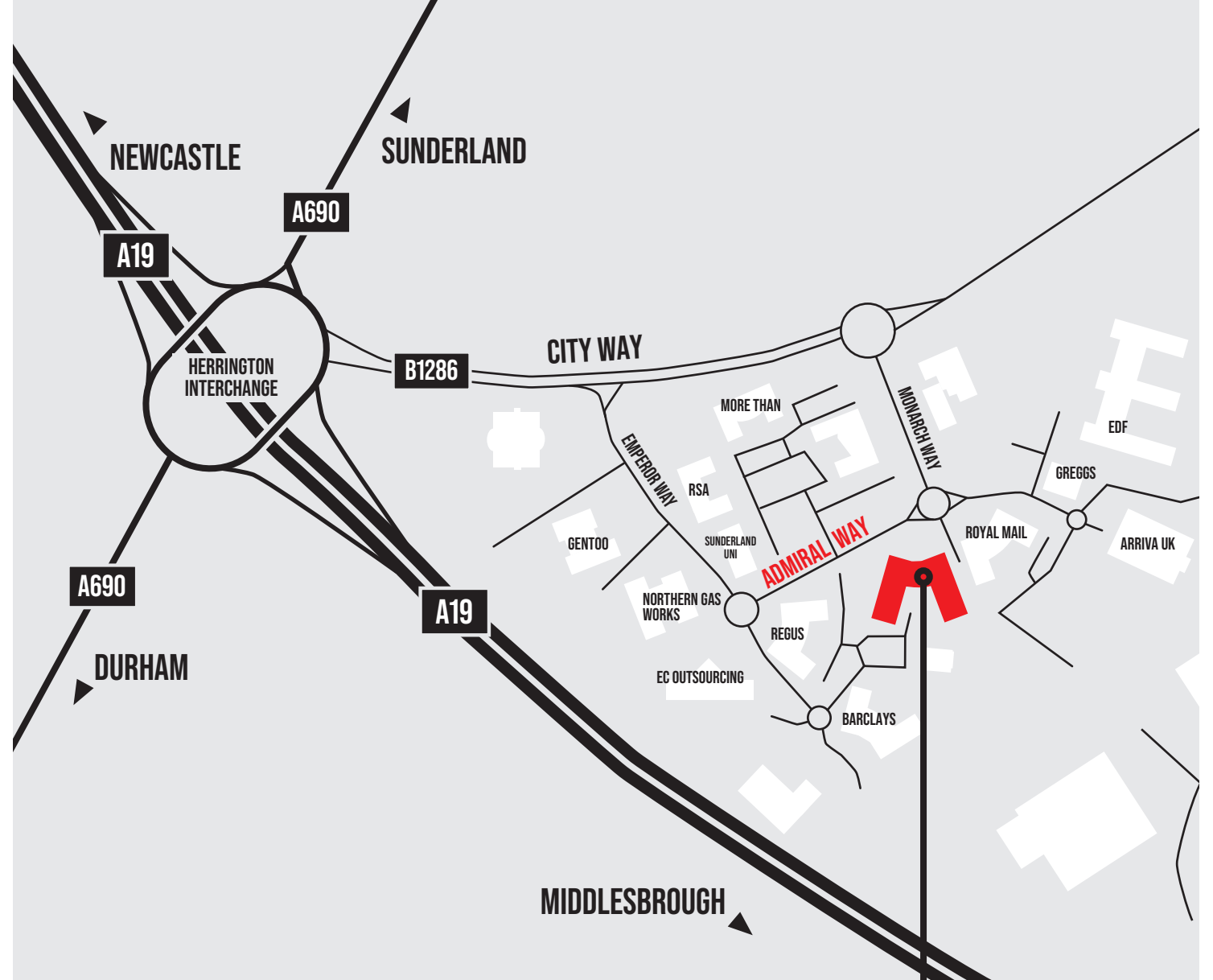
## TO LET

Brand new refurbishment scheme in a premier business park location with office space available from **1,000** to **54,982 sq ft**

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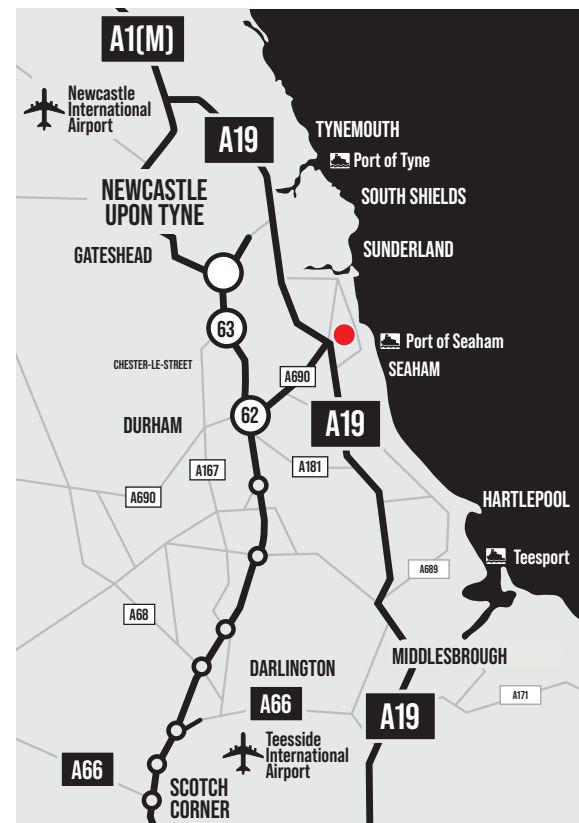
Inspired Work Spaces by  
**North East Commercial**





## LOCATION

Doxford International is the principal business park in the Sunderland region, located at the junction of the A19 and A690 on the south western fringe of Sunderland city centre. The park provides circa 1.3 million sq ft of high specification office space on a site of approximately 34 hectares (85 acres).



Doxford is served by 11 different bus routes, connecting the park directly to Sunderland, Newcastle upon Tyne, Durham, and the wider Wearside region. International communications are provided by Newcastle and Teesside International Airports, both located within 30 minutes' drive time.

## THE DOXFORD WORKS





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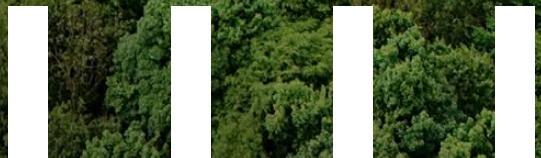
A19 NORTH & SOUTH

Herrington Interchange

Food and Beverage Amenity Provision

B1286

DOXFORD BUSINESS PARK





# THE DOXFORD WORKS

## PROPERTY HIGHLIGHTS

Doxford Works is set within Doxford International Business Park, which is the home to national and local tenants such as Barclays, Arriva, Royal Mail, and Gentoo.

The property offers office accommodation over three floors, set across two wings, and can be occupied on a full-building, full-floor or half-floor (wing) basis.

The ground floor has been subdivided to offer a mix of smaller suites which are complimented by an array of meeting rooms, break out space, barista station and games area.



## MEETING ROOMS

*CGI's for illustration purposes only*

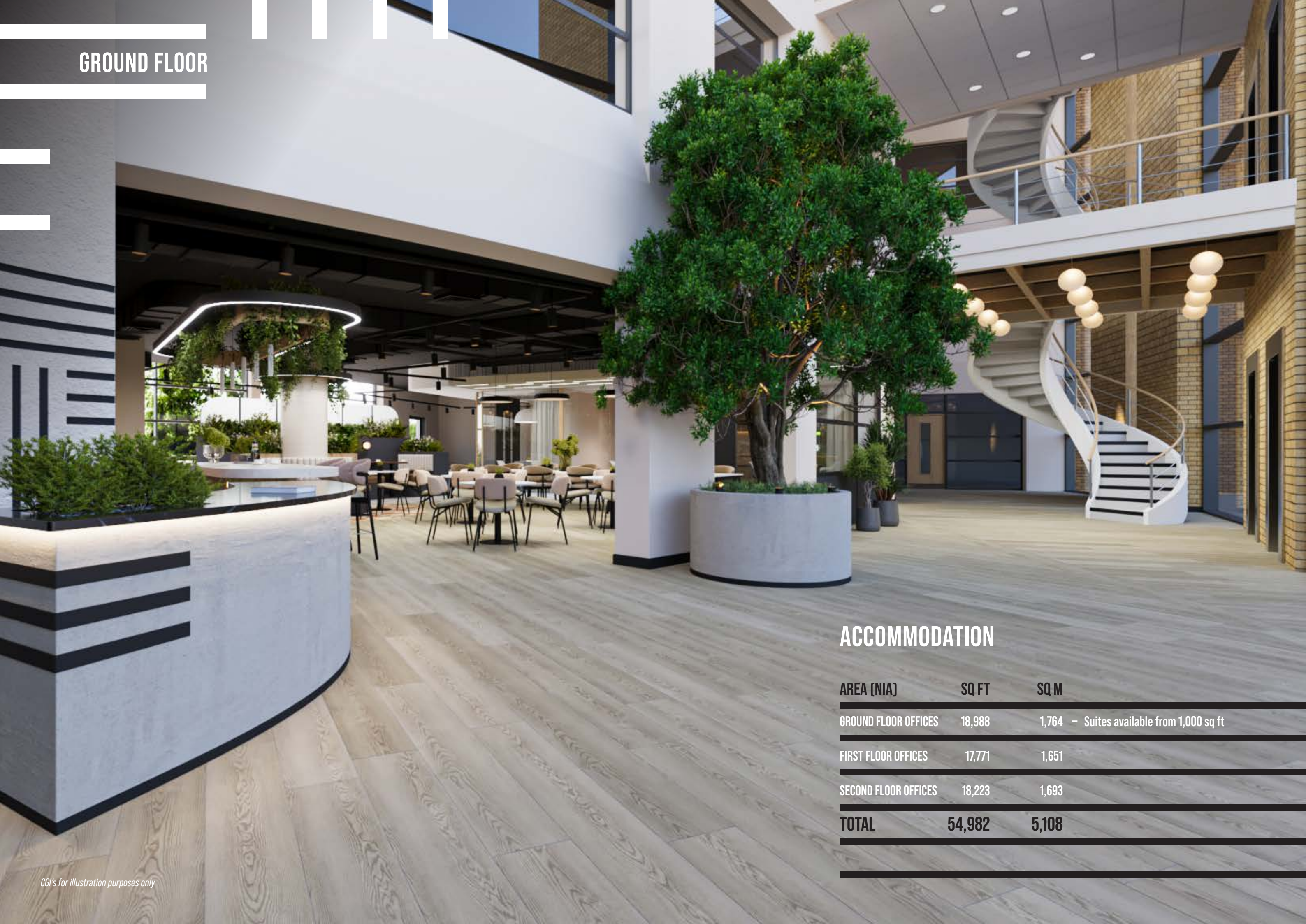


## SPECIFICATION

- + Grade A office refurbishment
- + Range of suite sizes available
- + Abundance of communal and amenity space
- + Bookable meeting rooms on site
- + Café and games area
- + Showers and changing facilities
- + On site reception
- + LED lighting
- + Open plans large floorplates
- + WC facilities on each floor
- + 2 x 8 person lifts
- + Raised access floor
- + 240 car park spaces (1 space per 232 sq ft)
- + Projected EPC B rating



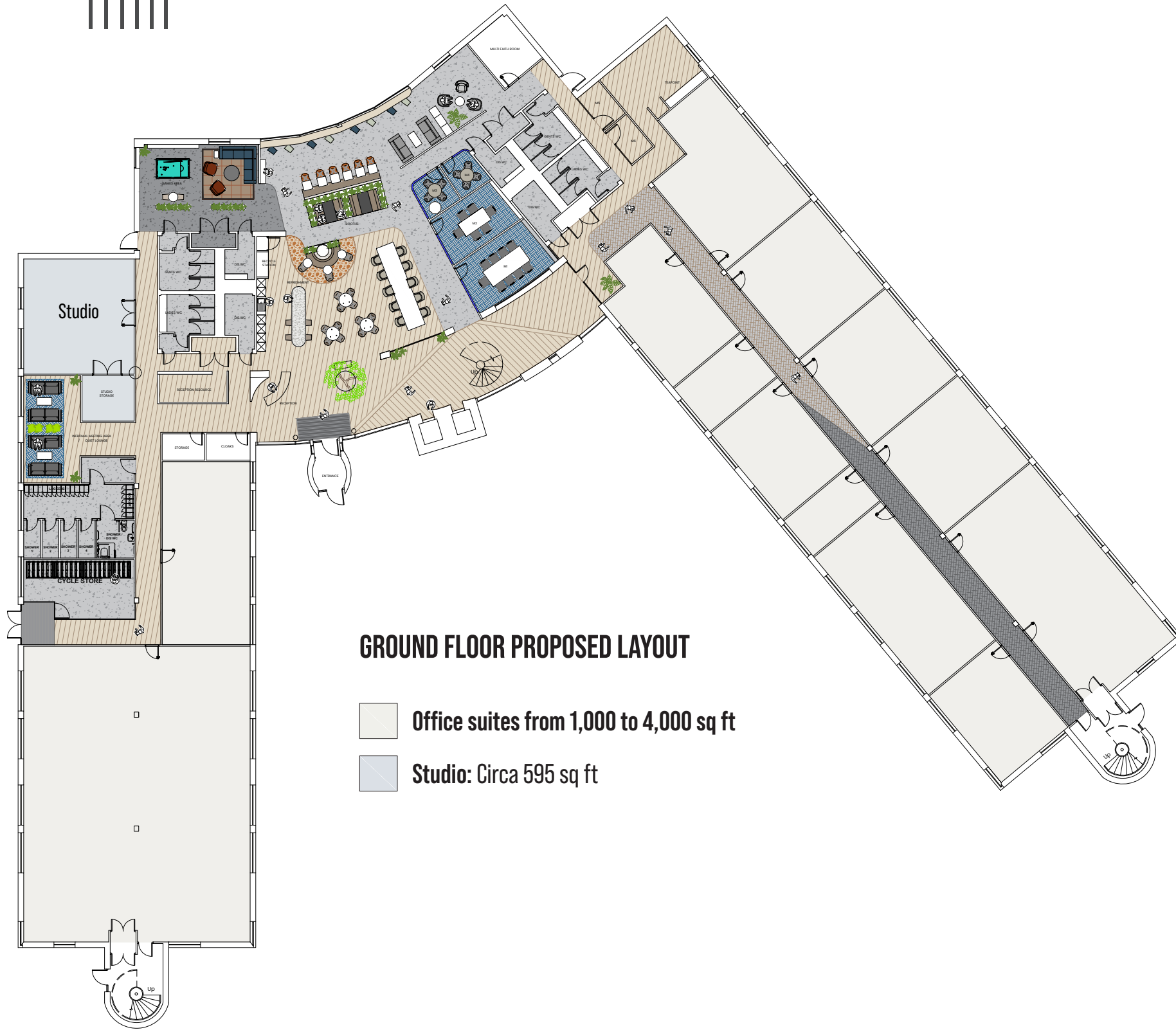
# GROUND FLOOR



## ACCOMMODATION

AREA (NIA)	SQ FT	SQ M
GROUND FLOOR OFFICES	18,988	1,764 – Suites available from 1,000 sq ft
FIRST FLOOR OFFICES	17,771	1,651
SECOND FLOOR OFFICES	18,223	1,693
<b>TOTAL</b>	<b>54,982</b>	<b>5,108</b>

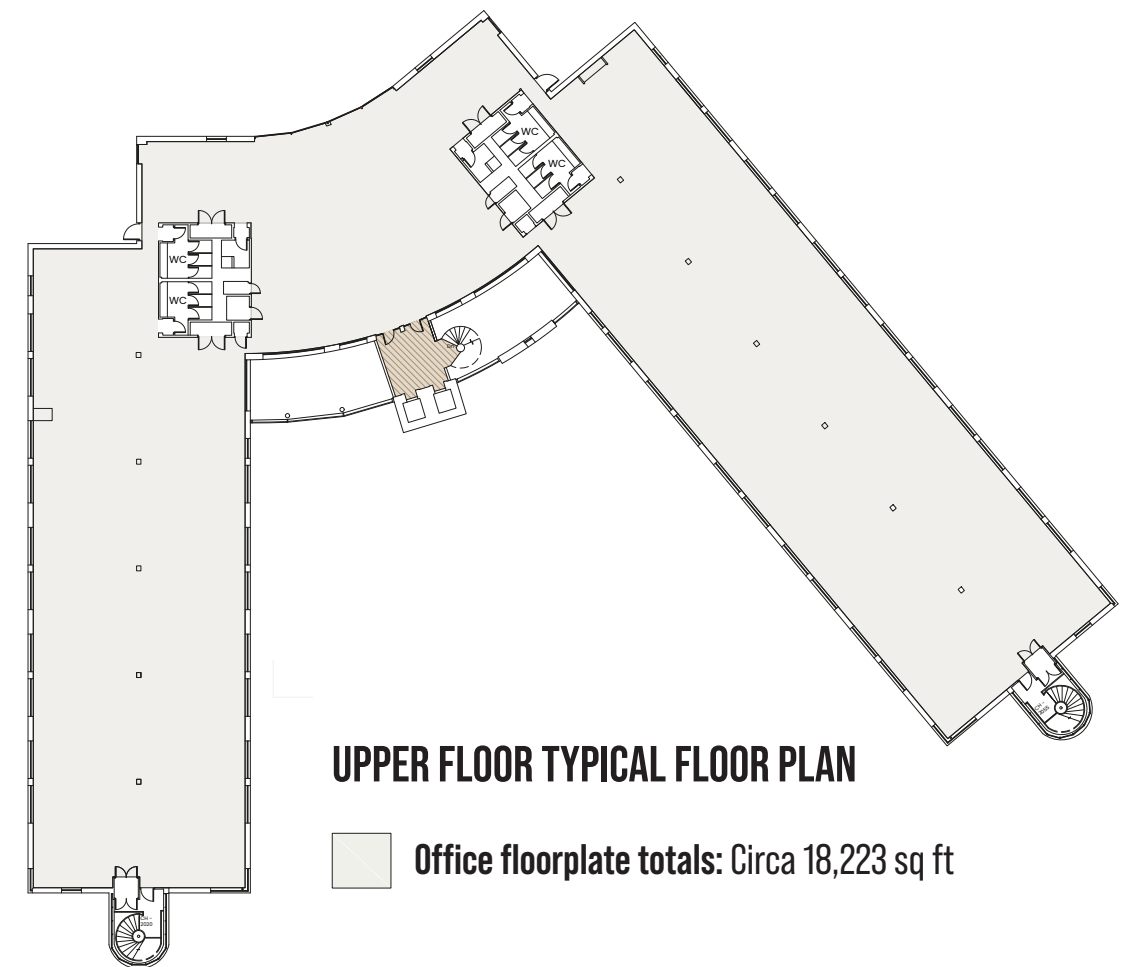




**GROUND FLOOR PROPOSED LAYOUT**

- Office suites from 1,000 to 4,000 sq ft
- Studio: Circa 595 sq ft

We are committing to the ground floor works speculatively; therefore, we can offer occupiers fitted or unfitted office space within **The Doxford Works** from 1,000 sq ft.



**UPPER FLOOR TYPICAL FLOOR PLAN**

- Office floorplate totals: Circa 18,223 sq ft

**FLOOR PLANS**

# THE DOXFORD WORKS



## RENT

From £8.50 sq ft per annum exclusive of business rates, service charge and all other outgoings.

## TERMS

The premises are offered on a new effective Full Repairing and Insuring basis for a term to be agreed.

## VAT

VAT will be charged at the standard rate.

## SERVICE CHARGE

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building. There will also be an estate service charge payable. Both costs are available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## RATES

Available upon request.



GAMES AREA

CGI's for illustration purposes only



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SR3 3XW

## CONTACT JOINT AGENTS:



**MICHAEL DOWNEY**

**T: 0191 649 8924**  
mdowney@parkerknights.co.uk

**JOHN ROUTLEDGE**

**T: 0191 649 8924**  
jroutledge@parkerknights.co.uk



**TONY WORDSWORTH**

**T: 0191 269 0508**  
tony.wordsworth@avisonyoung.com

**ADAM LAWSON**

**T: 0191 269 0064**  
adam.lawson@avisonyoung.com

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