

PARKER KNIGHTS

REAL ESTATE



FUSION HOUSE, ST CATHERINE'S COURT, SUNDERLAND, SR5 3XJ



ABOUT

DESCRIPTION

Fusion House comprises a two-storey detached office building located off Wessington Way close to the Hylton Riverside Retail Park. This is an attractive and prominent property recently refurbished to a partially fitted specification by the landlord and comprising accommodation across two large floor plates with a reception core situated in the centre.

The property has the benefit of air-conditioning and 43 car parking spaces to the front elevation, and is bordered with well maintained landscaping.

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Floor	SQ FT
Ground	5,152.8
First	5,123.7
Total	10,276.5

EPC

Rating: B

CAR PARKING

43 spaces

SERVICE CHARGE

No estate service charge is payable.

BUSINESS RATES

Rates payable circa £3.65 psf. Further enquiries should be made to the local council.

TERMS

ASKING PRICE

£950,000 for the freehold interest

ASKING RENT

£11.00 psf

TENURE

Freehold or new lease available

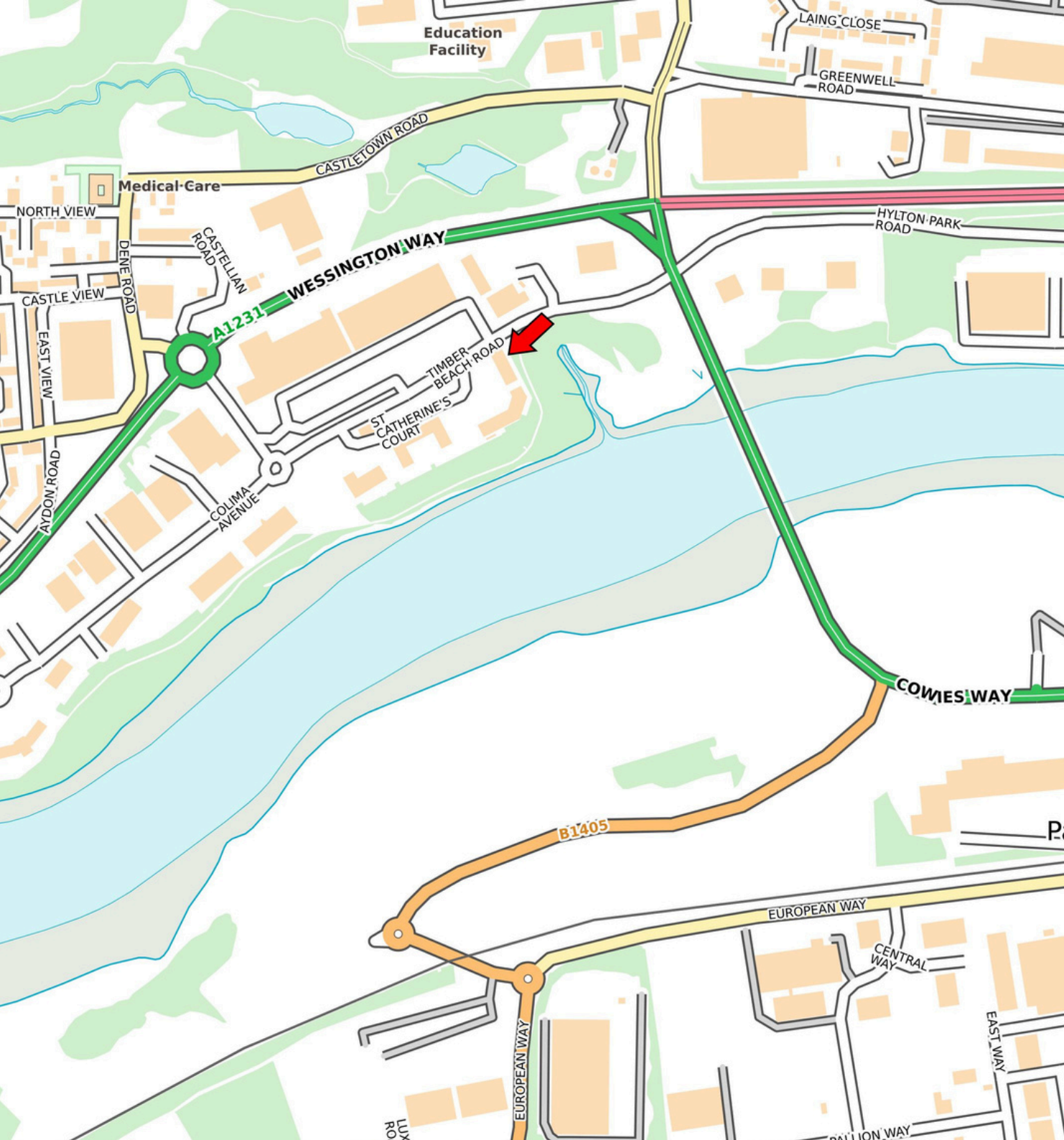
LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

VAT

The rent is exclusive of VAT where chargeable





LOCATION

Fusion House is located within St Catherine's Court on Wessington Way in Sunderland.

The office park lies opposite Hylton Riverside Retail Park providing an abundance of amenities and facilities should staff wish to step away from their desk and take advantage of the food and beverage offering.

Transport links for the area include plentiful established bus services. The A19 lies to the west providing connectivity to the wider region. Closest Metro line is Pallion Metro Station which is a short walk across the Northern Spire Bridge.



Marley Pots

High Southwick

Redcar Road

North Hylton Road

B1291

A1018

Fulwell Road

Castletown Road

Wessington Way

A1290

Southwick

Monkwearmouth

Low Southwick

B1539

B1405

Pallion

European Way

Pallion New Road

Deptford

Ayre's Quay

St Luke's Road

Millfield

A183

A1018

Ford

Fordfield Road

Hylton Road

Bishopwearmouth

A1231

B1294

Kayll Road

Chester Road

A183

A690

Thornhill Crescent

Burdon Road

A12

0 500 m 1000 m

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PARKER KNIGHTS

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