

**PARKER KNIGHTS**

REAL ESTATE



INVESTOR HOUSE, COLIMA AVENUE, SUNDERLAND ENTERPRISE  
PARK, WESSINGTON WAY, SUNDERLAND, SR5 3XB



# DETAILS

## ACCOMMODATION

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

Floor	SQ FT
Unit 1	3,724
Units 3 & 4	7,000
Total	10,724

## EPC

Rating: C

## CAR PARKING

Up to 33 spaces

## SERVICE CHARGE

Estimated budget - £3.00 psf

## BUSINESS RATES

Rates payable circa £3.74 psf  
Further enquiries should be made to the local council.

# TERMS

## ASKING RENT

£11.50 psf exclusive

## LEASE TERMS

New effective and full repairing and insuring lease available

## LEGAL COSTS

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

## VAT

The property price is subject to VAT

# ABOUT

## DESCRIPTION

The subject property comprises a single-storey office premises with ample on-site car parking.

The space available extends to 10,774 sq ft; Unit 1 benefits from own front door access and Units 3 & 4 comprise shared reception area and amenity space. The office accommodation provides a light and airy working environment with ceiling height in excess of 3m. Specification includes;

- Perimeter trunking
- Carpeting
- Gas panel heating
- LED panel lighting





# Castletown

## LOCATION

Investor House forms part of an established out-of-town commercial location, situated just off Wessington Way.

The business park is located in Castletown, Sunderland, approximately 3.5 miles west of Sunderland City Centre and around 10 miles south-east of Newcastle upon Tyne.

The property benefits from excellent transport connectivity, being within two minutes' drive of the A19 and the A1231, which provide direct access to the Tyne Tunnel and the wider regional road network.

# CONTACT

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## AGENT DETAILS

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