PARKER KNIGHTS

REAL ESTATE



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



ABOUT

DESCRIPTION

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

The space available extends to 3,724 sq ft; and benefits from own front door access having undergone recent refurbishment, 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

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Suite	SQ FT
Unit 1	3,724
Total	3,724

EPC

Rating: C

CAR PARKING

16 spaces

SERVICE CHARGE

Estimated budget - £3.00 psf

BUISNESS 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





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.

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CONTACT

AGENT DETAILS

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