

Office Premises To Let

2a & 2b Colima Avenue, Sunderland Enterprise Park, Sunderland, SR5 3XB

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Modern self contained pavilion office
- Total size of 335.4m² (3,610ft²)
- May be available in part
- EPC Rating D77
- Benefits from 16 car parking spaces
- Attractive, flexible and highly incentivised

Rent from £10 per ft²

LOCATION

The subject property is situated on Colima Avenue in Sunderland Enterprise Park. The property is situated in an excellent position, adjacent to the Wessington Way which is the main route into the city centre north of the River Wear. The Wessington Way provides access to the A19 which is approximately 0.5 miles to the west and Sunderland City Centre which is approximately 3.6 miles to the east. The new Northern Spire Bridge is less than 1 mile to the east.

The property is set within landscaped grounds and has attractive views overlooking the River Wear. This is a popular location and home to major office occupiers including, Berghaus Limited, TSB, Sunderland NHS and Sunderland City Council, Avant Homes and Taylor Whippey.

The property is ideally located close to Sunderland Enterprise Retail Park where occupiers include Matalan, DW Sports Fitness, B&M Home Store, Aldi, Argos, Costa Coffee and multiple other local and national occupiers.

DESCRIPTION

The property comprises of one self-contained pavilion office within a building of four. The office benefits from own front door access with reception area, kitchen with floor and wall units and separate male and female WC facilities. The office is essentially open plan, providing flexible working space.

The property benefits from 16 allocated car parking spaces with further onsite parking provisions.

ACCOMMODATION

Total 335.4m² 3,610ft²
(May be available in part)

EPC RATING

D77

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Office and Premises	£36,750	£18,338.25

We are advised that the rateable value of the premises as at 1 April 2017 is £36,750 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority

TERMS

The subject property is available by way of a new lease with terms to be agreed at a rent from £10 per ft². The property may be available in part which further details available on request.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Helen Wall or Nicholas Bramwell at Bradley Hall.

Tel: 0191 563 4242
Email: helen.wall@bradleyhall.co.uk
nicholas.bramwell@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702
1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 400 ft from the property



2.9 miles from Stadium of Light Metro Station
4 miles from Sunderland train station



0.3 miles from Wessington Way
1 mile from A19



19.3 miles from Newcastle International Airport