

# Office Investment Opportunity For Sale

7-8 Pickersgill Court, Quay West  
Business Park, Sunderland, SR5 2AQ

- Rarely available Freehold Office Investment
- Single let to Assystem Energy & Infrastructure Ltd-  
passing rent of £126,828 per annum from Oct 2024
- Attractive River Views
- Situated within established business park
- On site allocated car parking
- Easily accessibility to A19 and B1290

**Asking Price £1,950,000**



## LOCATION

The property is located on the northern banks of the River Wear on Quay West Business Park, just off the B1539 with good access to the A19 to the west. Located 1.9 miles northwest of Sunderland city centre, the premises benefits from being a short drive from the Nissan Manufacturing Plant and Hylton Retail Park.

The city of Sunderland is currently undergoing a significant transformation underpinned by the Riverside Sunderland development which has seen over 100,000 sq.ft. of Grade A office space newly developed with commitment from Ocado and Royal Sun Alliance. Further information upon the transformation of the city can be found at: <https://www.riversidesunderland.com/>

## DESCRIPTION

Three modern two storey brick-built office buildings with attractive views overlooking the River Wear. Each property has ground and first floor office accommodation and WC facilities.

Car parking is available on site with 24 car parking spaces within the demised area.

## ACCOMMODATION

Property	M2	Ft2
7-8 Pickersgill Court	977	10,516

## RATING ASSESSMENT

Property	Rateable value as at 1 <sup>st</sup> April 2023	Rates payable for current year
7-8 Pickersgill Court	£84,500	£42,165

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.

## EPC RATING

7-8 Pickersgill Court- EPC rating Band C.

## TERMS

The property is available by way of Freehold title at an asking price of **£1,950,000 (One Million Nine Hundred And Fifty Thousand Pounds)** which represents a Net Initial Yield of 6.12% assuming reasonable purchaser's costs.

## VAT

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

## LEGAL COSTS

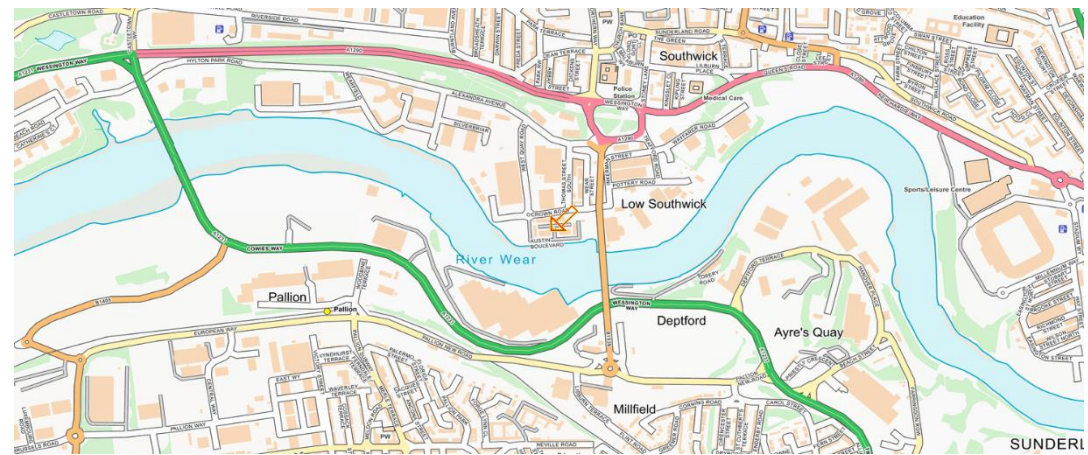
Each party is responsible for their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with 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 the Sunderland Office on [sunderland@bradleyhall.co.uk](mailto:sunderland@bradleyhall.co.uk) or 0191 563 4242



Bus stop within 0.3 miles

Pallion Metro Station within 1.3 miles



Close proximity to Hylton Retail Park

16 miles from Newcastle Airport

11 miles from Newcastle City Centre

## IMPORTANT NOTICE

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1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

## AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://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.