

Bradley Hall



TO LET

SUNDERLAND ENTERPRISE PARK

Unit 2C, Colima Avenue, SR5 3XB

SELF-CONTAINED OFFICE ACCOMODATION WITH DEDICATED PARKING

169.46 SQ M (1,824 SQ FT)

DESCRIPTION

Unit 2C forms part of a multi-let, attractively landscaped Business Park, comprising a single-storey, self-contained office unit offering ‘own front door’ accommodation with dedicated on-site parking.

KEY SPECIFICATION

- Self-Contained
- Dedicated Parking
- LED Lighting
- Partitioned Offices and Meeting Rooms
- Fully Fitted Kitchen
- Accessible Toilet Facilities
- Gas Heating
- Alarm System
- Carpeted

USE

Office withing Use Class E.

EPC RATING

C66



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor	169.46	1,824

LOCATION

Prominently positioned fronting Colima Avenue immediately accessible from Wessington Way, the main arterial route between Sunderland City Centre and the A19, which provides access to the national road network.

The property forms part of Sunderland Enterprise Park and is a 5-Minute drive from Wessington Retail Park, home to occupiers such as McDonald’s and KFC, and Hylton Riverside Retail Park, where national retailers including B&M, Food Warehouse, Costa, Greggs, Card Factory, and Smyths Toys are represented.

ROAD

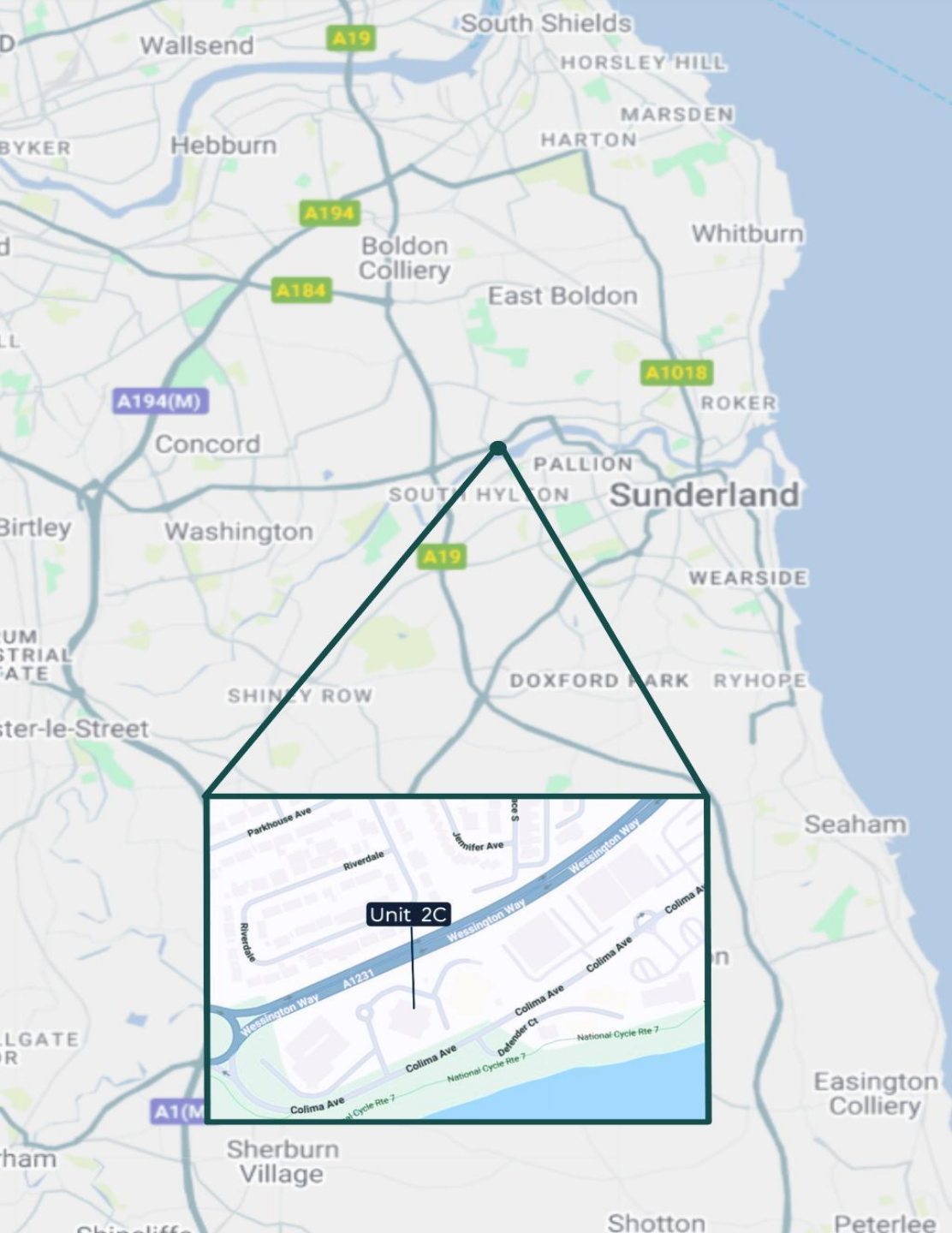
Sunderland City Centre	3 miles
Durham City	13 miles
Newcastle-Upon-Tyne	14 miles
Middlesborough	31 miles
Darlington	32 miles

RAIL

Sunderland	3 miles
Newcastle Upon Tyne	14 miles
Darlington	32 miles

AIR

Newcastle International Airport	19 miles
Teesside International Airport	33 miles
Leeds Bradford Airport	85 miles



WIDER LOCATION



TERMS

The property is available by of a new EFRI lease for a term of years to be agreed at a rental of £24,000 per annum.

VAT

All figures quoted are exclusive of VAT and payable where applicable.

SERVICE CHARGE

An Estate Service Charge is payable to cover the cost of repair maintenance of the estate and shared conduits including upkeep of the structure, gutters, roads, footpaths, landscaping.

RATING

The property has rateable value £17,500 effective 1 April 2023. The estimated rates payable for the unit is £8,732.50.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

CONTACT

(0191) 563 4242

sunderland@bradleyhall.co.uk

Bradley Hall



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