



# To Let

## Office Premises

Avalon House  
St Catherine's Court  
Sunderland  
SR5 3XJ

- Riverside Offices
- Located on Sunderland Enterprise Park
- Superb river views from the rear
- Allocated Car Parking
- Choice of 3 suites available
- From 3093 ft<sup>2</sup> (287 m<sup>2</sup>) – 8339 ft<sup>2</sup> (774 m<sup>2</sup>)

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

Avalon House is prominently located on St Catherine's Court just off Colima Avenue on Sunderland Enterprise Park and within close proximity of the new Wear Bridge crossing upon which construction has recently commenced. The building benefits from superb river views and provides immediate access to Wessington Way (A1231) and in turn the A19 and A1M. Nearby occupiers include BGL Group, TSB, Berghaus and NHS amongst others. Sunderland Enterprise Park has a regular bus service and benefits from a Retail Park, a Children's Nursery Costa Coffee and Gregg's all within walking distance. Other occupiers within the building include Mental health Matters and The Royal College of Nursing.

### Description

The accommodation provides excellent quality office space suitable for companies operating across sectors including financial, legal, recruitment and public services (amongst others). The suites have the benefit of raised access floors, suspended ceiling and comfort cooling. The building is DDA compliant and a passenger serves all floors. **The first-floor suite is currently in shell format and can be fitted to occupiers' specifications and let as a whole or as 2 separate suites.**

### Accommodation

The property briefly comprises as follows:-

|                          | ft2          | m2             |
|--------------------------|--------------|----------------|
| Ground Floor East Suite  | 3575         | 332.12         |
| First Floor East Wing    | 3093         | 287.34         |
| First Floor West Wing    | 5246         | 487.35         |
| <b>Total First Floor</b> | <b>8339</b>  | <b>774.69</b>  |
| <b>Total</b>             | <b>15007</b> | <b>1394.15</b> |

### Car Parking

Parking will be allocated at a ratio of circa 1 space per 300 ft2.

### Tenure

New Leases are available for a term of years to be agreed on an effective FRI basis based upon £9 per ft2. The service charge is currently circa £2 per ft2

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- [mario@lofthouseandpartners.co.uk](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value(s) as follows:

#### Ground Floor

Office and Premises £37,500

#### First Floor

Office and Premises £89,500

The Uniform Business Rate for the Rates Year 2020/2021 is 51.2p (RV over £51,000) 49.9p (RV under £51,000). If necessary, a written request should be made to the Local Authority for confirmation.

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C2890

### Energy Performance Certificate

Energy Rating C