



**1,500 – 6,578 SQ FT**

**TO LET – OFFICE ACCOMMODATION**

**Teleport House, Doxford International Business Park, Sunderland,**

**SR3 3XD**

**Naylors**   
**Gavin Black**  
Commercial Property People

## Location

Teleport House is located within Doxford International Business Park, which is well known as Sunderland's most prominent business park. The park boasts many multinational occupiers including Barclays Bank, Royal Mail, EE and Parseq.

Doxford Park lies directly adjacent to the A19 providing access north to Newcastle and south to Middlesbrough. The A690 provides quick and easy access to the city of Durham and the A1(M).

## Description

Teleport House comprises modern office accommodation within a detached two story office building. The building has been subdivided into several suites. The available suites are located on the ground and first floor and provides predominately open plan offices.

The accommodation has recently undergone a full refurbishment and benefits from the following specification:

- Open plan office accommodation
- Full accessed raised floors & Suspended ceilings throughout.
- Fully redecorated throughout.
- Cat 5e cabling.
- LED lighting (not yet installed).

## Accommodation

The approximate floor area on a Net Internal Area Basis in accordance with the RICS Code of Measurement Practice are as follows:-

	M <sup>2</sup>	SQ FT
Ground Floor	377	3,978
First Floor	242	2,600

**\*Ground floor suite available from 1,500 sq ft**

## Car Parking

The ground floor and first floor suites come with 13 spaces and 6 spaces respectively.

## Lease

The suites are available on a new lease for a term of years to be agreed.

## Rent

£10.00 psf per annum exclusive.

## Service Charge

A service charge is recoverable from the tenant for maintenance and repair of building and common parts within the estate.

## Rateable Value

According to the Valuation Office website, the ground floor suite has a rateable value of £39,250 and the first floor a rateable value of £21,750 according to the most recent figures.

We advise that all interested parties should make their own enquiries with respect to the precise rates payable with the Group Valuation Office on 0191 520 5554.



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- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

## Insurance

Building Insurance will be recoverable from the ingoing tenant.

## EPC

Available upon request.

## Legal Costs

Each party will be responsible for their own legal/professional fees.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## For further information please contact:

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Alternatively contact our joint agent Knight Frank on 0191 221 2211.



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