

To let

Unit 7
Camberwell Way
Moorside Park
Doxford
Sunderland
SR3 3XN

September 2018



- Flexible office accommodation
- Less than 1 mile from A19 and A690
- Close to mainline train services
- Car parking

Location

Doxford International is one of the area's premier business parks lying on the A19 / A690 junction approximately 5 miles south west of Sunderland City Centre. Doxford houses a number of national and international companies including Barclays, T Mobile, Nike and Northern Rock and the Park is well served by public transport and there are on site retail and leisure facilities.

Description

The property comprises a modern office building, which currently has planning permission as an office which falls under planning Use Class B1 as defined by the Town & Country Planning (Use Classes) Order.

Accommodation

The accommodation briefly comprises of the following approximate areas:

First Floor 859.62 sq m (9,253 sq ft)

The accommodation has the following specifications:

Flexible office accommodation

- Training Room
- Car Parking
- Diverse Connectivity
- Secure Data Room
- Secure Hosting
- Professional Cleaning
- On Site Facilities Management

Terms

The property is offered on flexible terms for both Landlord and Tenant. The tenancy will comprise an internal repairing and insuring lease with service charge. The property is available To Let at a rent of £12.50 per sq ft.

Rating

The rateable value of the premises is estimated at between £125 - £130 per sq m. We recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

Service Charge

The tenant will pay a service charge for external common area repairs and maintenance, cleaning of common areas, intruder and fire alarms, security and management. This will be estimated at approximately £52.45 per sq m (£4.87 psf), for 2012/2013.



EPC

The property has an Energy Performance Rating of C(72).

Legal Costs

The lessee is to be responsible for all reasonable legal costs incurred in the transaction, plus all VAT thereon.

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

For further information please contact:

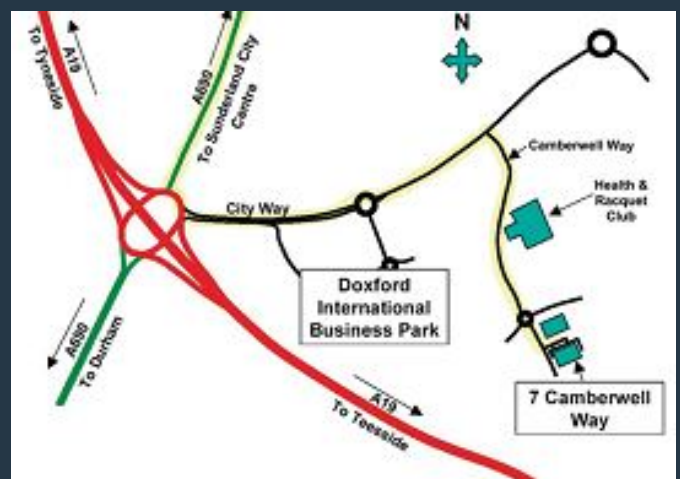
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