



**3 Admiral Way, Doxford International,
Sunderland, SR3 3XW**

Premier business park location

Flexible floor plates

Well connected with direct access to A19

Get more information

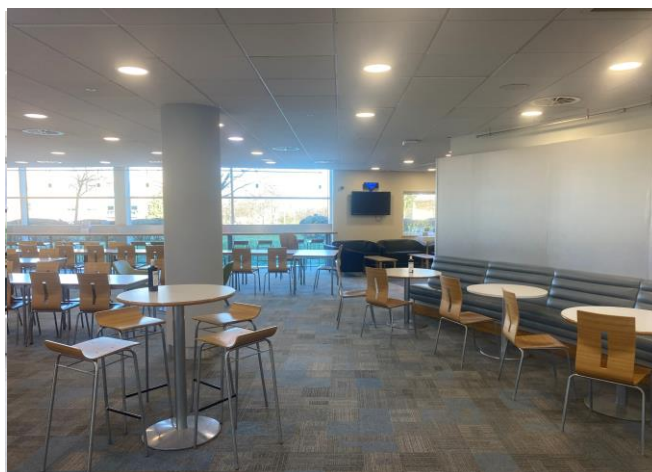
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Avison Young

Third Floor
Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ

Office Building For Sale

3 Admiral Way, Doxford International, Sunderland, SR3 3XW



Area (NIA)	Sq ft	Sq m
GRD Floor Atrium	975	90.6
GRD Floor Offices	18,266	1,697.0
1 st Floor Offices	18,273	1,697.6
2 nd Floor Offices	18,821	1,748.5
Total	55,821	5,185.9

Property Highlights

3 Admiral Way is set within Doxford International Business Park, which is the home to national and local tenants such as Barclays, Arriva, Royal Mail, and Gentoo.

The property offers office accommodation over three floors, set across two wings, and can be occupied on a full-building, full-floor or half-floor (wing) basis.

Specification

- Comfort cooling
- Open plan accommodation
- LED lighting
- WC facilities on each level
- 2 x 8 person lift serving all floors
- 240 dedicated car parking spaces
- Raised access floor
- EPC Rating: C

Tenure

Property is held by way of a Long Leasehold for a term of 999 years from 4th April 1996 at a peppercorn rent. Car Parking licence granted to Barclays Execution Services Ltd for a period up to 31st May 2024 at fees that equate to £51,000 per annum ex VAT.

Rates

Ratable Value - £397,500
Multiplier - £0.512
Rates Payable - £203,520
Interested parties are advised to contact the local authority

Location

Doxford International is the principal business park in the Sunderland region, located at the junction of the A19 and A690 on the south western fringe of Sunderland city centre. The park provides circa 1.3 million sq ft of high specification office space on a site of approximately 34 hectares (85 acres).

Doxford is also served by 11 different bus routes, connecting the park directly to Sunderland, Newcastle upon Tyne, Durham, and the wider Wearside region. International communications are provided by Newcastle and Teesside International Airports, both located within 30 minutes' drive time.

Legal Costs

Each party is to be responsible for their own legal costs

Purchase Price

£1,100,000

Service Charge

Service Charge currently running at £0.60 per sq ft.

VAT

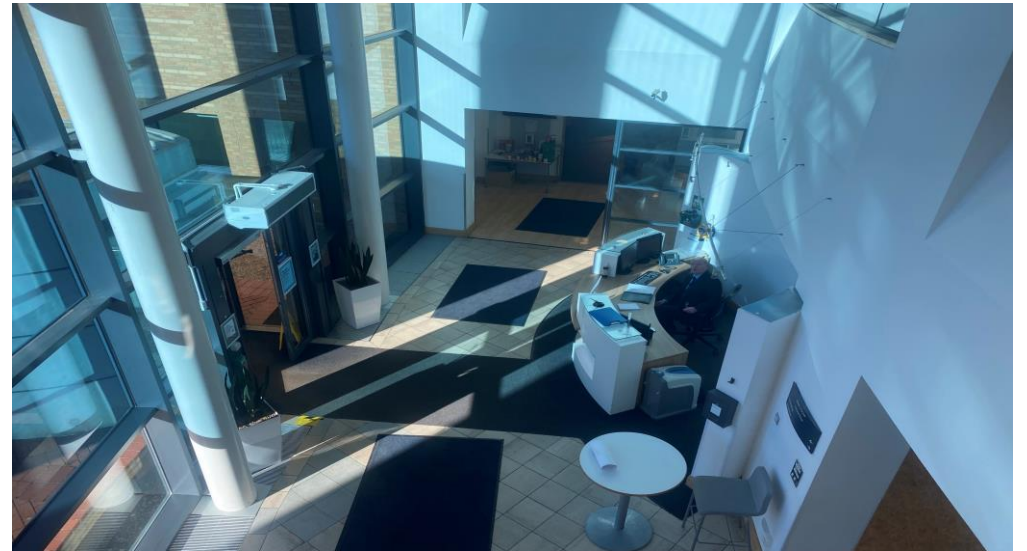
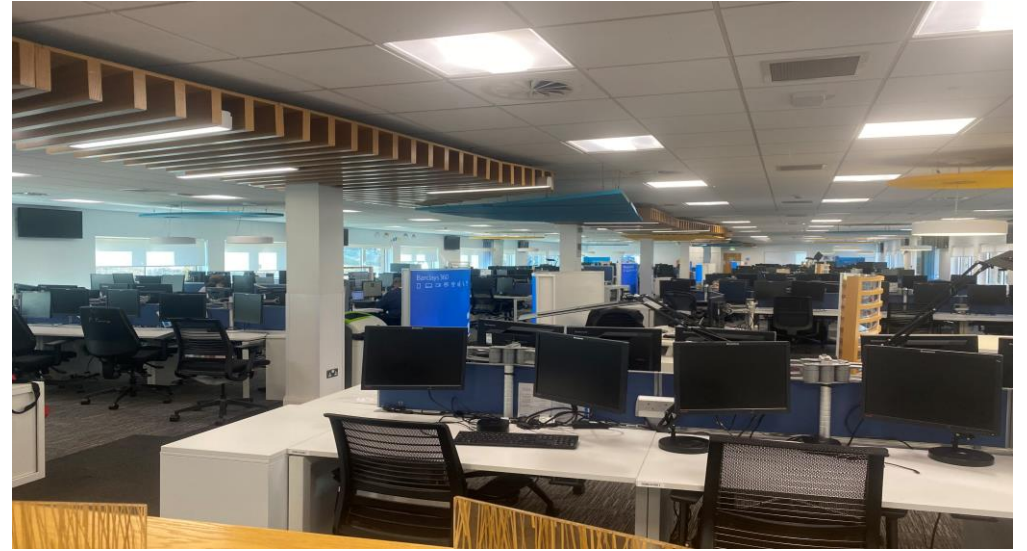
VAT will be charged at the standard rate

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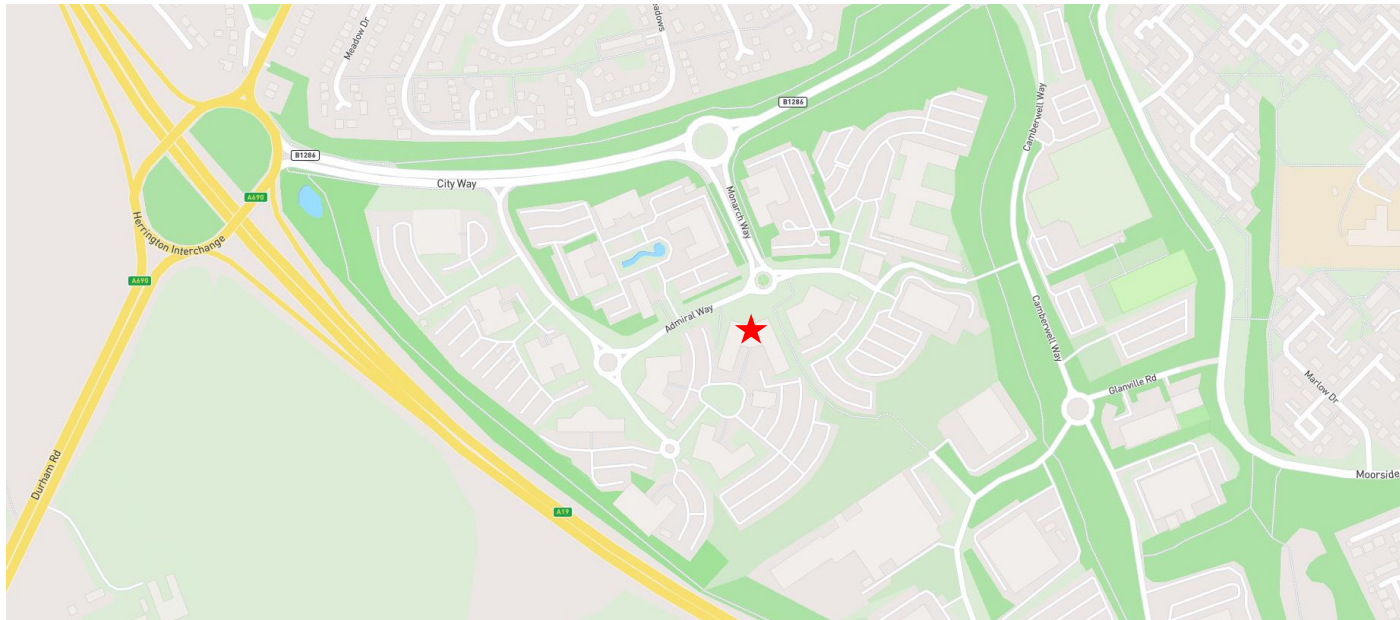
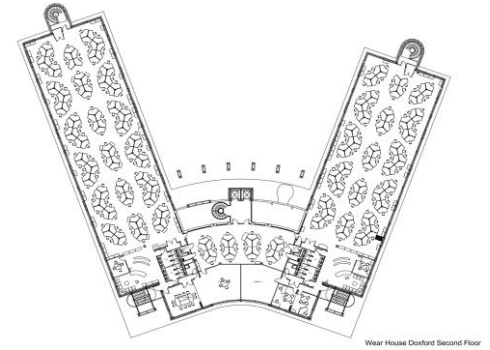
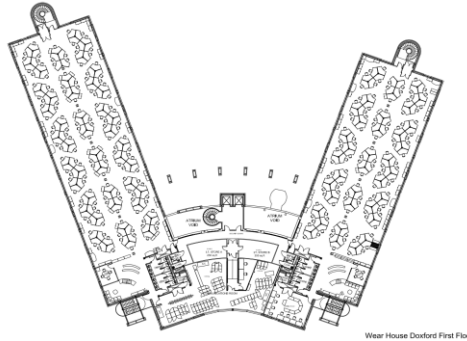
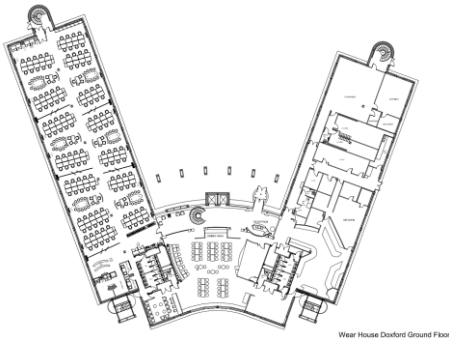


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Fitout basis from the previous occupier:



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Get more information

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