

TO LET

Fully refurbished self-contained office building
extending to 2,982.53 sq m (32,104 sq ft)



1 VICTORY WAY
DOXFORD

International Business Park SR3 3XL

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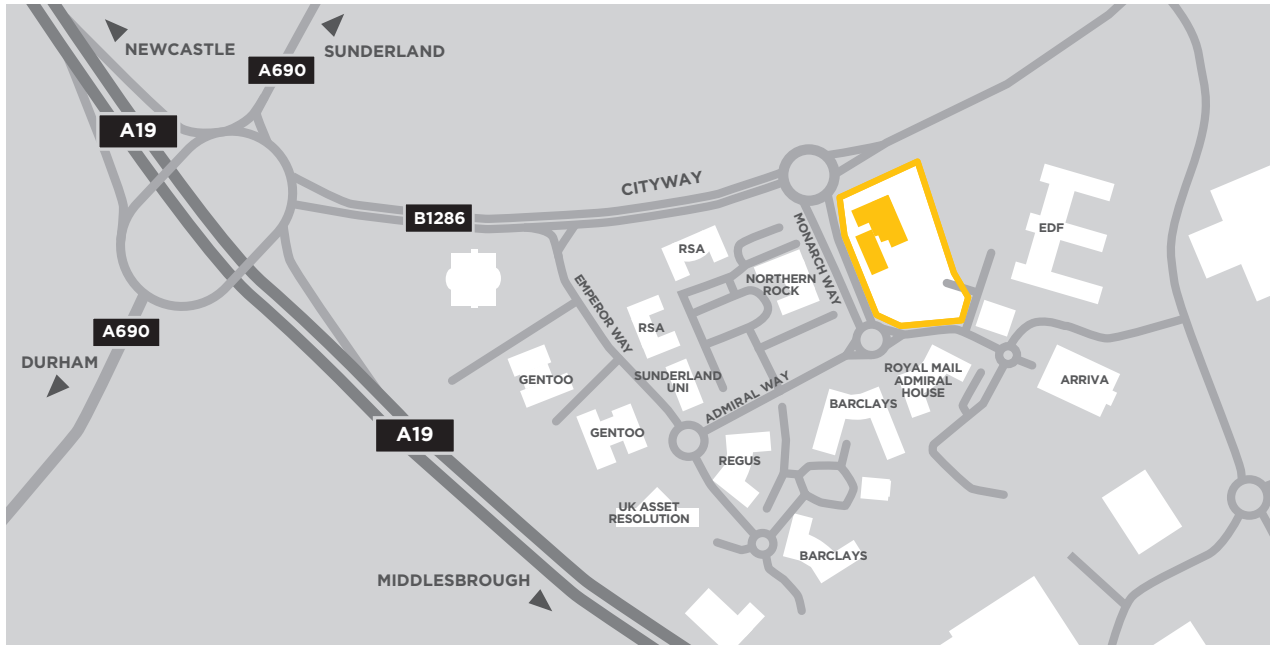
International Business Park SR3 3XL



LOCATION

Doxford International is the premier business park in the City of Sunderland region, located at the junction of the A19 and A690 on the south western fringe of Sunderland city centre. The estate provides circa 1.35M sq ft of high specification office space constructed in the mid to late 1990s, on a site of approximately 34 hectares (85 acres). Doxford boasts a strong line up of national and international corporate occupiers, including Barclays, More Than, EDF Energy, Sunderland City Council, Arriva plc, Royal Mail, Northern Rock Asset Management, Everything Everywhere, Nike and the Gentoo Group.

The estate benefits from excellent road communications, being situated at the junction of the A19 and A690, with the B1286 running along the northern edge of the site. Doxford is also served by a total of 11 bus routes, connecting the park directly to Sunderland, Newcastle upon Tyne, Durham, Hartlepool and the wider Wearside region. International communications are provided by Newcastle and Teesside International Airports, both located within 30 minutes' drive time.



SITUATION

The subject property faces the main entrance to Doxford International Business Park, providing highly visible frontage onto the B1286 City Road which links Doxford to A19 to the west and Sunderland to the east, as well as the main circulation routes through the estate.

Nearby facilities serving the park include a large Virgin Active healthcare club incorporating swimming pools and racquet courts immediately to the east of the estate. On site, a retail block including a Greggs and Subway compliments staff restaurants and canteens within many of the office buildings.



DEMOGRAPHICS

- 1.72 million people live within 15 mile (30 minute) radius of Doxford International, two-thirds (1.13 million) of these being of working age (ONS, Mid-Year Population Estimate, 2012).
- There are 47, 000 people actively seeking work within 15 mile radius (almost 10,000 people within a 5 mile radius). Around a half (48%) have been unemployed for less than 6 months (Nomis claimant count data, September 2013).
- There are 84,300 students at the four Universities located with a 15 mile radius (Sunderland, Durham, Newcastle and Northumbria) (HESA, 2012). Durham - which has 16,600 students - is a significant source of employees at Doxford-based companies.
- The comparatively low cost of living helps keep wage rates at a completive level. On average wages in the city are just 87% of the National Average. In comparison Newcastle upon Tyne stands at 95% (ONS, Annual Survey of Hours & Earnings, Workplace Data, 2012)
- Average house prices in the region of 58% of the national average, 45% of the South East and 25% of Great London (RightMove House Pricing Index, October 2013).

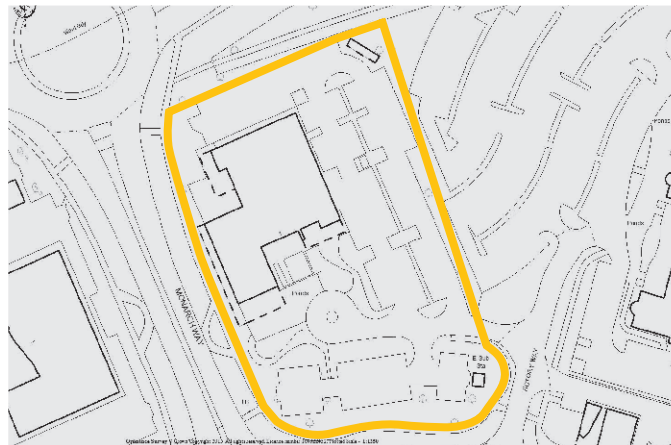
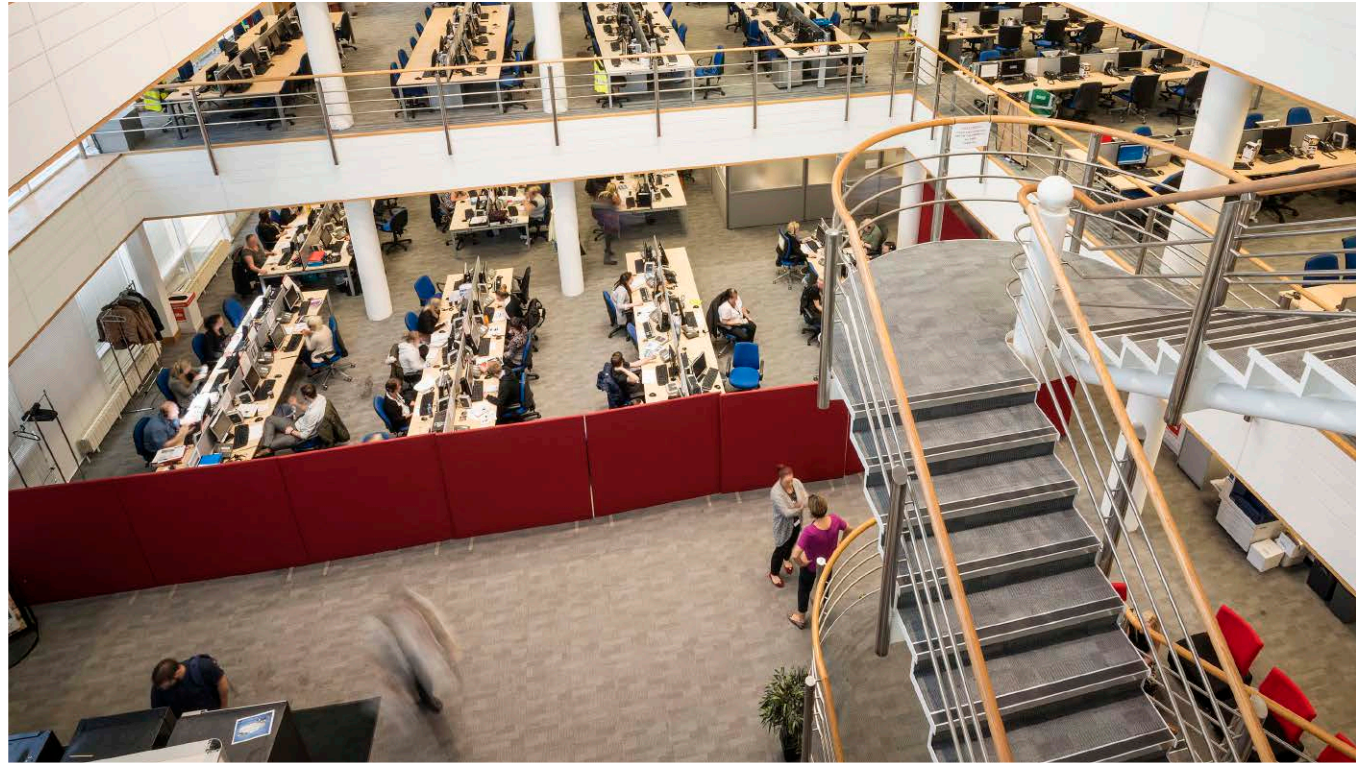


DESCRIPTION

The property comprises a modern, detached high specification office building, constructed in the mid-1990s. It is split over three levels and is of steel frame construction with cavity brickwork and glazed elements, surmounted by a pitched profiled metal clad roof.

Internally, the building provides modern office accommodation arranged around a central core and full height atrium within an impressive external landscaped environment. The building benefits from raised floors, mechanical ventilation and two passenger lifts serving the upper floors.

The accommodation benefits from 168 car park spaces providing an excellent car park ratio of 1:191 sq ft.



SPECIFICATION

The building includes:

- Feature height reception/atrium area
- Fully accessible raised access floor
- Minimum finished floor to ceiling height of 2.7m
- Suspended ceiling with integral light fittings
- 1x8 person passenger lift
- Male and female toilet facilities on each floor
- Car parking for 168 spaces

ACCOMMODATION

The property has the following net internal area:

FLOOR	AREAS (NIA)	
	SQ M	SQ FT
Ground	1,124.39	12,103
First	1,128.56	12,148
Second	729.58	7,853
Totals	2,982.53	32,104



EPC

The property benefits from an EPC of D rating and score of 77.

TERMS

The property is available by way of a new lease for a term to be agreed.

RATEABLE VALUE

The Valuation Office Agency website describes the property within the 2017 Rating List as 'Offices & Premises' with a RV of £272,500.

VAT

All prices quoted are exclusive of VAT where chargeable.



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VIEWINGS

Strictly by appointment via Joint Agents.

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