



**SMC
Brownill
Vickers**



To Let



Office Space to Let

Asking rental: £8.50 psf

Unit B Colima Avenue, Sunderland Enterprise Park,
Sunderland, SR5 3XE

Call: 01226 242929

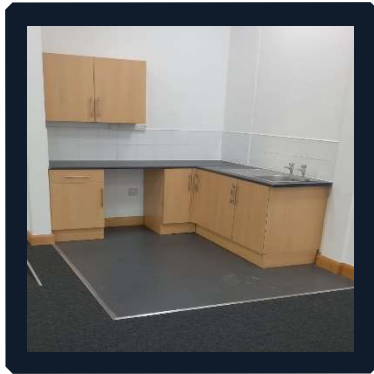
Email: Phil.Simpson@smcbrownillvickers.com

www.smcbrownillvickers.com

- Self-Contained Modern Office Accommodation
- 13 Dedicated Parking Spaces
- Prominent Location
- 24 Hour Access
- 5,800 sq ft



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The property comprises a single storey 1990's pavilion style office building of brick construction under a pitched insulated metal clad roof.

The property comprises predominately open plan office space with entrance lobby and male/female WC facilities.

Internally, the property benefits from metal framed double glazed windows, suspended ceilings incorporating recessed light fittings, full carpeted and raised access floors with floor boxes. The property is heated by way of a gas fired central heating system and has 13 dedicated car parking spaces.

Location

Sunderland is a major City within the North East of England and lies approximately 12 miles south east of Newcastle upon Tyne. Sunderland Enterprise Park lies close to the A19 trunk road which links Teesside and Yorkshire to the A1 north of Newcastle.

Sunderland Enterprise Park was developed as part of the Sunderland Enterprise Zone in the 1990's and is located two miles to the North West of the City Centre. Wessington Way offers quick access into Sunderland City Centre to the east and the A19 to the west.

Business Rates

We are advised that the rateable value of the premises as at 1 April 2017 is £58,000. Interested parties should confirm the current rates payable with Sunderland Council on 0191 520 5555.

Energy Performance Certificate

The property has a current EPC rating of C (56). A full copy of the certificate is available for inspection upon request.

Accommodation

The accommodation provides the following internal floor area:-

Ground Floor
538.91 m² 5,801 sq ft

Asking Terms

The property is available to let on a new FRI lease for a term of years to be agreed. The quoting rent is £8.50psf.

There is an Estate Charge levied to recover the costs of maintaining the external estate which is currently £3,095 (£0.53psf). In addition, there is the building insurance premium which is currently £534.20 inclusive of VAT.

Viewing

Please contact Phil Simpson for further information on 01226 242929 or email: Phil.Simpson@SMCBrownillvickers.com.

Viewing is by prior appointment only.

Prepared: March 2022.

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