

**PARKER KNIGHTS**

REAL ESTATE



**LOFTUS HOUSE, COLIMA AVENUE, SUNDERLAND, SR5 3XB**



# ABOUT

## DESCRIPTION

Loftus House provides 14,097 sq ft of office accommodation, suitable for a wide range of occupiers and prominently located within an established and well-regarded business destination.

The building benefits from a full-height reception area, leading to flexible open-plan floor plates that offer scope for tenants to fit out the space to their own requirements.

Further specification includes perimeter trunking, suspended ceilings and LG7 lighting.

On-site kitchen facilities are provided for occupiers, whilst generous car parking ensures ample provision for both staff and visitors.

# DETAILS

## ACCOMMODATION

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

| Floor               | SQ FT    |
|---------------------|----------|
| Ground Floor Unit 1 | 4,340.6  |
| Ground Floor Unit 2 | 5,406.9  |
| First Floor Unit 3  | 4,350.1  |
| Total               | 14,097.6 |

## EPC

Rating: B

## ASKING RENT

£7.50 psf

## SERVICE CHARGE

£3.85 psf

## BUISNESS RATES

Estimated rates payable c.£3.88 psf

# TERMS

## CAR PARKING

Available

## TENURE

New lease available

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

The rent is exclusive of VAT where chargeable.





## LOCATION

Loftus House is located within Sunderland Enterprise Park.

The established business park is located in Castletown, Sunderland, approximately 3.5 miles west of Sunderland City Centre and around 10 miles south-east of Newcastle upon Tyne.

The property benefits from excellent transport connectivity, being within two minutes' drive of the A19 and the A1231, which provide direct access to the Tyne Tunnel and the wider regional road network.

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# CONTACT

## AGENT DETAILS

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