



Available Office Units

2,033 - 5,720 Sq Ft (188.87 - 531.39 Sq M)

- Good quality office units
- Superb location
- Good car parking ratio
- Kitchen Facilities
- New leases available

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Knight Frank

TO LET

Hylton Park, Hylton Park Road, Sunderland,
SR5

Location

Hylton Park is situated by the A1231 dual carriageway on the north bank of the River Wear approximately 1.75 miles north-west of Sunderland City Centre and 1.5 miles east of the A19. The park benefits from a riverside location and is adjacent to the new Northern Spire River Wear Crossing.

The estate is within close proximity to a range of amenities including Hylton Park Retail Park, Sainsbury's, DW Gym and a pub/restaurant. The park is also on a regular bus link into Sunderland City Centre.

Description

Hylton Park is a thriving retail and commercial estate.

The estate comprises of self-contained units which are suitable for a variety of office users and provide an open plan layout around a central service core.

Accommodation

The units have the following approximate floor areas:

| | Sq Ft | Sq M |
|--------------|---------------|---------------|
| Unit 1A | 5,720 | 531.39 |
| Unit 1C | 2,822 | 262.16 |
| Unit 3B | 2,033 | 188.87 |
| Total | 10,575 | 982.45 |

Rent

£11.00 Per Sq Ft

Service Charge

Available on Request

EPC

The units have the following EPC rating:

Unit 1A - C64

Unit 1C - D84

Unit 3B - D79

Rateable Value

Interested parties are advised to make enquiries with Sunderland City Council, to verify the rates payable.

Legal Costs

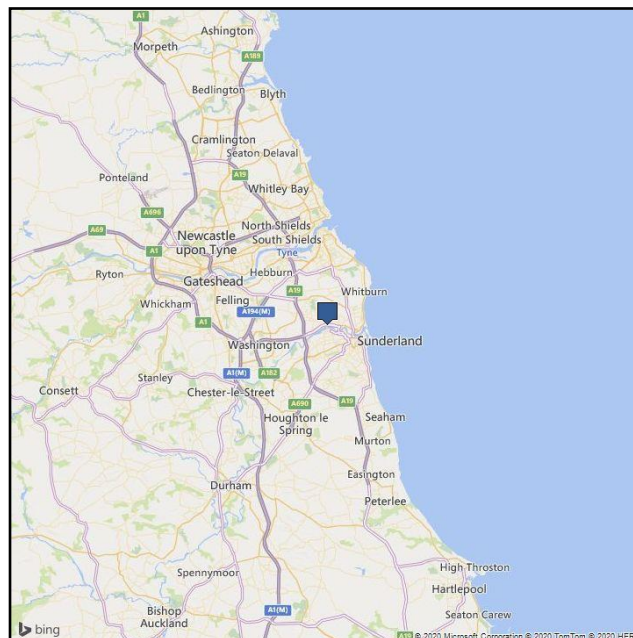
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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