

# TELEPORT HOUSE, DOXFORD INTERNATIONAL BUSINESS PARK, SUNDERLAND, SR3 3XD



**Modern Office Accommodation To Let**



# TELEPORT HOUSE DOXFORD INTERNATIONAL BUSINESS PARK, SUNDERLAND, SR3 3XD

## Location

Teleport House is located within Doxford International Business Park, which is well known as Sunderland's most prominent business park. The park boasts many multinational occupiers including Barclays Bank, Royal Mail, EE and Parseq.

Doxford Park lies directly adjacent to the A19 providing access north to Newcastle and south to Middlesbrough. The A690 provides quick and easy access to the city of Durham and the A1(M).

## Description

Teleport House comprises modern office accommodation within a detached two story office building. The building has been subdivided into several suites. The available suites are located on the ground and first floor and provides predominately open plan offices.

The accommodation has recently undergone a full refurbishment and benefits from the following specification:

- Open plan office accommodation
- Full accessed raised floors & Suspended ceilings throughout.
- Fully redecorated throughout.
- Cat 5e cabling.
- LED lighting (not yet installed).

## Accommodation

The approximate floor area on a Net Internal Area Basis in accordance with the RICS Code of Measurement Practice are as follows;

Floor	Area sq.m (NIA)	Area sq.ft (NIA)
<b>Ground Floor</b>		
Office Suite 1	377	3,978
<b>First Floor</b>		
Office Suite 1	242	2,600

## Car Parking

Car Parking is available to both suites. The ground floor and first floor suites come with 13 spaces and 6 spaces respectively.

## Lease

The suites are available on a new lease for a term of years to be agreed.

## Rent

£10.00 per sq. ft. exclusive





## Service Charge

A service charge is recoverable from the tenant for maintenance and repair of building and common parts within the estate.

## Rateable Value

According to the Valuation Office website, the ground floor suite has a rateable value of £39,250 and the first floor a rateable value of £21,750 according to the most recent figures.

We advise that all interested parties should make their own enquiries with respect to the precise rates payable with the Group Valuation Office on 0191 520 5554.

## Insurance

Building Insurance will be recoverable from the ingoing tenant.

## VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Legal Costs

Each party is to be responsible for their own legal costs in preparation and execution of all legal documentation.

## Viewing

Strictly by appointment only via Knight Frank

[rhu.wishart@knightfrank.com](mailto:rhu.wishart@knightfrank.com)

[rebecca.maddison@knightfrank.com](mailto:rebecca.maddison@knightfrank.com)

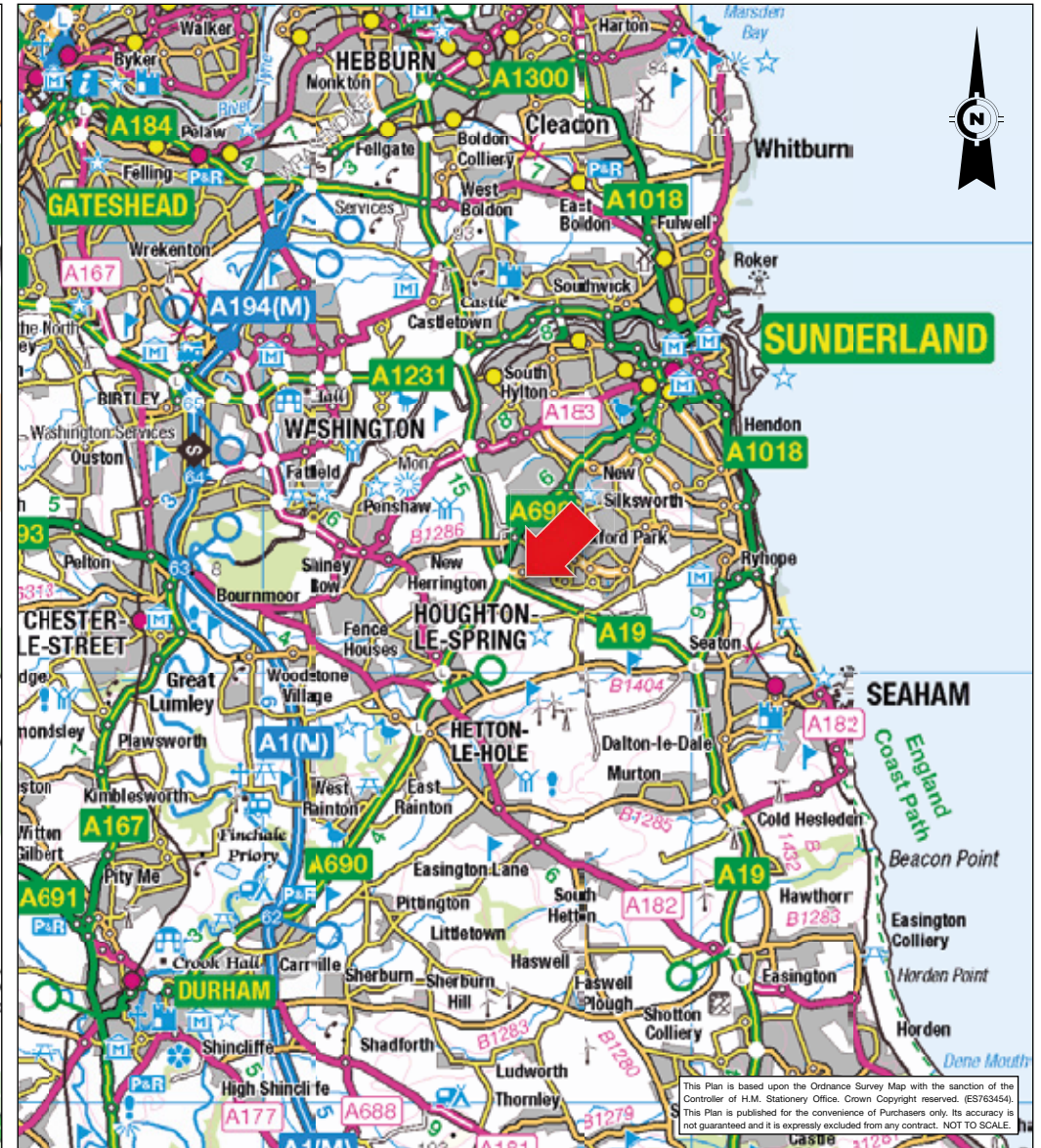
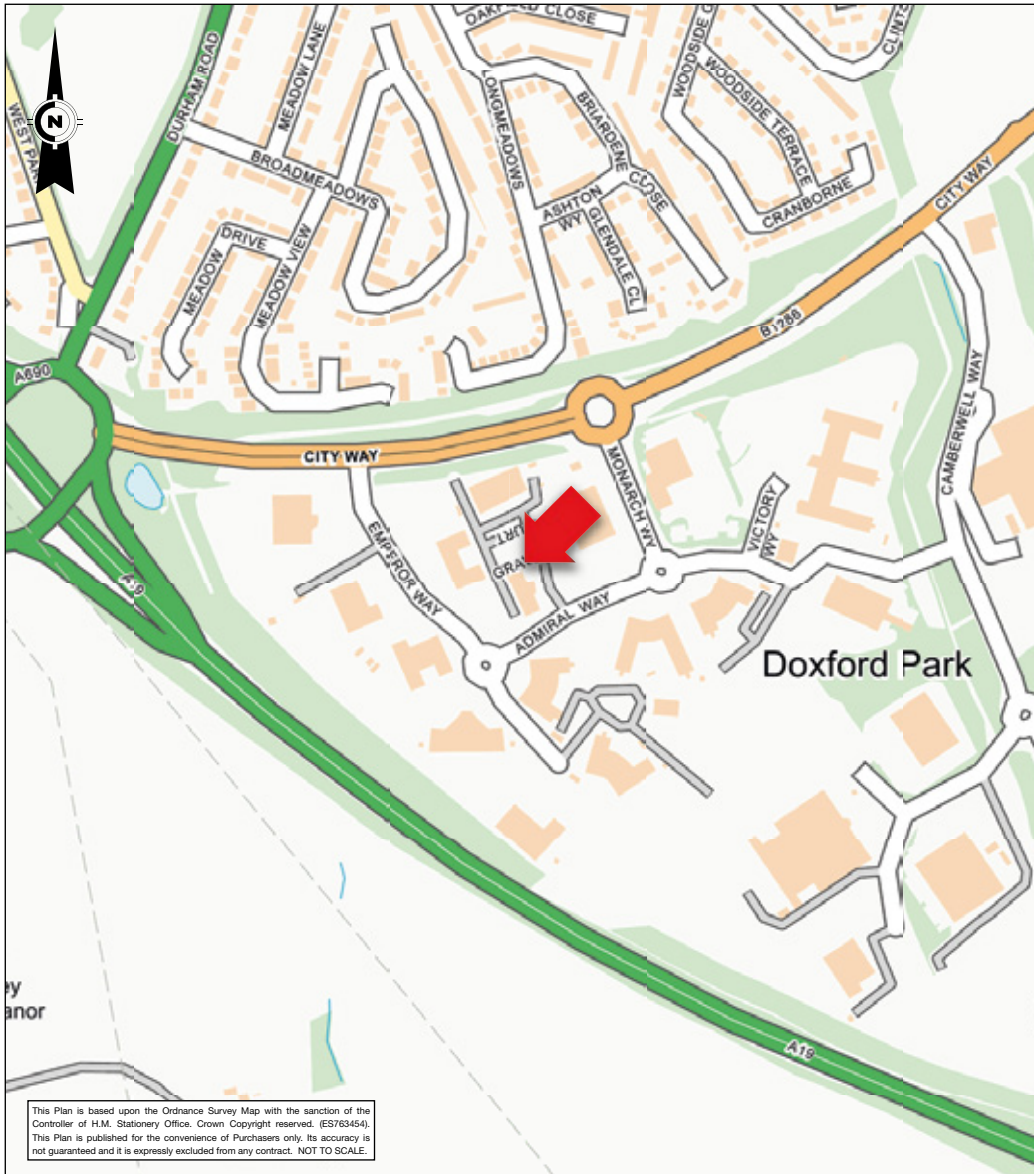
[patrick.matheson@knightfrank.com](mailto:patrick.matheson@knightfrank.com)

Date of Particulars – March 2018

Date of Photographs – March 2018







**0191 221 2211**  
 St Ann's Quay, 124 Quayside,  
 Newcastle upon Tyne, NE1 3BD  
 XXXXXXXX@knightfrank.com

**KnightFrank.co.uk**

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