

TO LET

# WATERSIDEHOUSE

Sunderland Enterprise Park, Wearfield, Sunderland SR5 2TZ



Fully Refurbished **Grade A** office suites from **215 sq ft** to **36,718 sq ft**  
- Shared meeting and collaboration space

# WORK, COLLABORATE, MEET, SHARE



# LOCATION



Waterside House is located on Sunderland Enterprise Park and is situated 2 miles west of Sunderland City Centre, to the north side of the River Wear and a short distance from the Northern Spire Bridge Crossing.

Enterprise Park is well connected and provides easy accessibility to the A19 and A1(M), Sunderland Rail Station, the Tyne & Wear Metro System and Newcastle International Airport, providing regional, national and international transport routes.





## SUPERB LOCAL AMENITIES

The business park neighbours Hylton Riverside Retail Park which provides a comprehensive range of both retail and leisure amenities including Sainsbury's, Costa Coffee, Aldi and an Everlast Gym.



# DESCRIPTION

The refurbishment includes the provision of:

- Comfort Cooling
- Raised Access Flooring
- LED Lighting
- A gigabit Internet line provided by Aspire
- WCs on each floor
- 24/7 Access
- Communal Kitchen Facilities
- Communal Break Out Space
- Meeting Rooms

Externally the property includes the provision of 180 car parking spaces; some of which will provide for EV car charging. The wider office park provides further on-street parking.



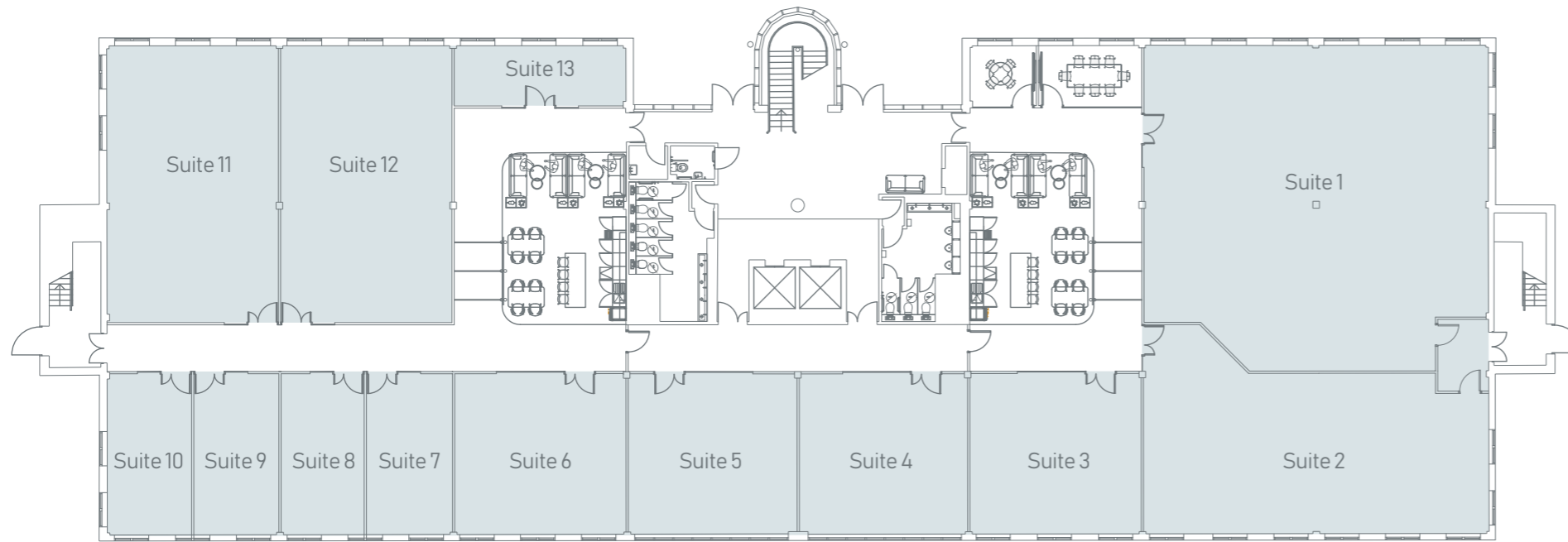
# ACCOMODATION

DESCRIPTION	SQ M	SQ FT
Ground Floor, Suite 1	207	2,228
Ground Floor, Suite 2	115	1,238
Ground Floor, Suite 3	54	581
Ground Floor, Suite 4	53	570
Ground Floor, Suite 5	53	570
Ground Floor, Suite 6	54	581
Ground Floor, Suite 7	27	290
Ground Floor, Suite 8	26	280
Ground Floor, Suite 9	27	290
Ground Floor, Suite 10	27	290
Ground Floor, Suite 11	93	1,001
Ground Floor, Suite 12	93	1,001
Ground Floor, Suite 13	20	215
First Floor	1,137	12,237
Second Floor	1,138	12,253
<b>TOTAL</b>	<b>3,041</b>	<b>36,718</b>

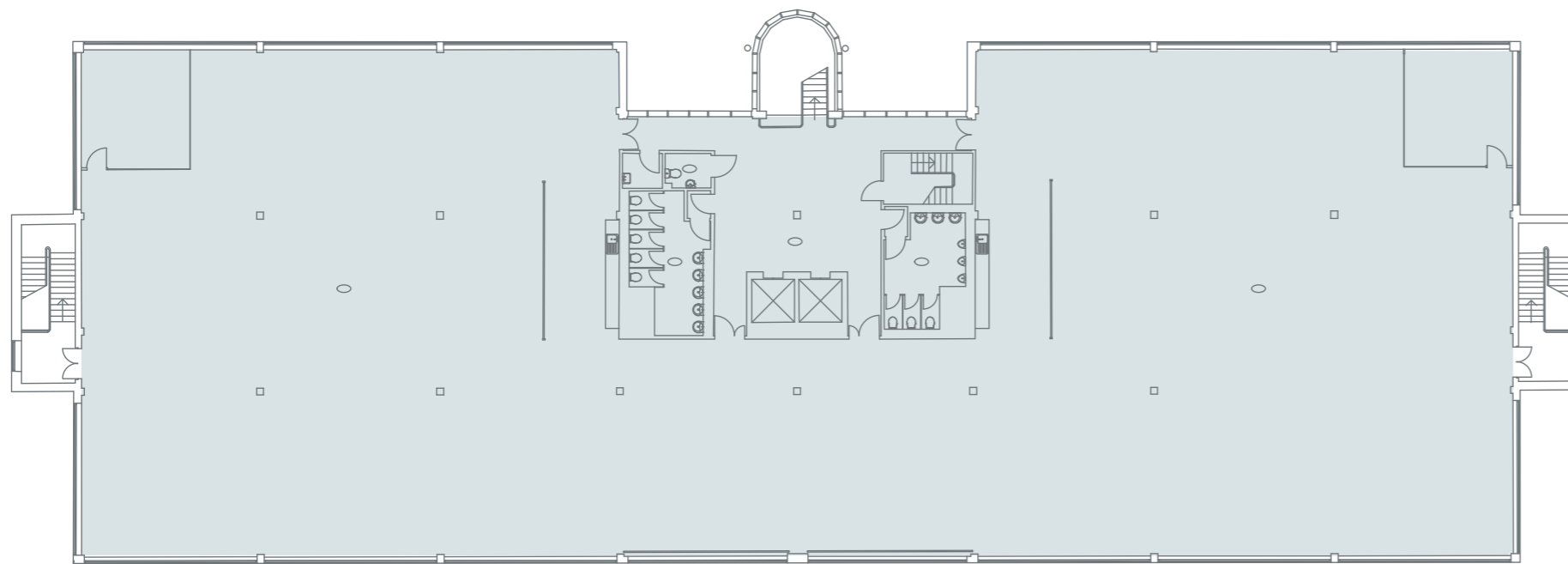
The total NIA of the building including the communal meeting and break out areas is approximately 36,718 sq ft.



# FLOOR PLANS



Ground floor



Typical upper floor





## LEASE TERM

A service charge will be payable for the repair and upkeep of the common areas and facilities.

## VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT) at the prevailing rate.



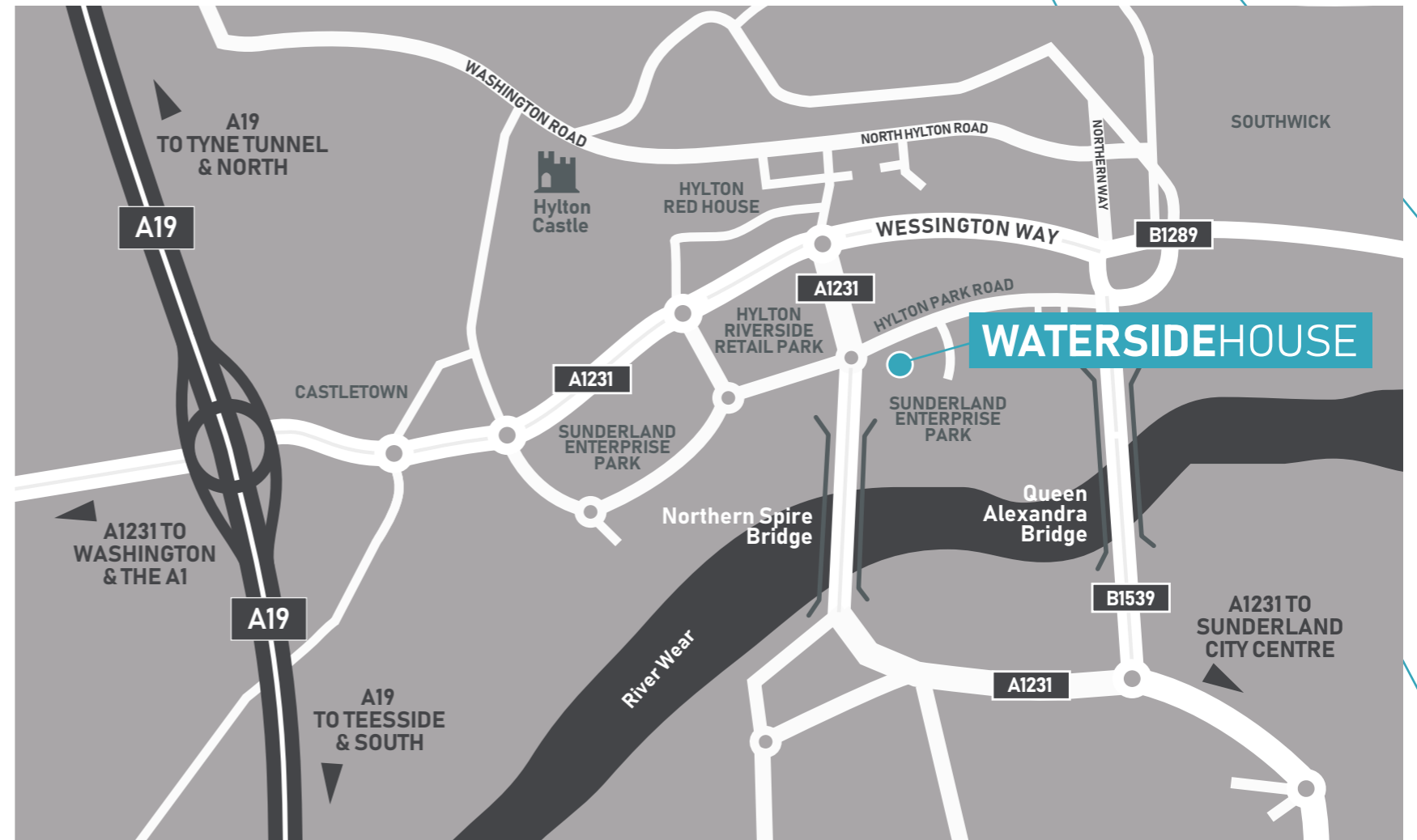
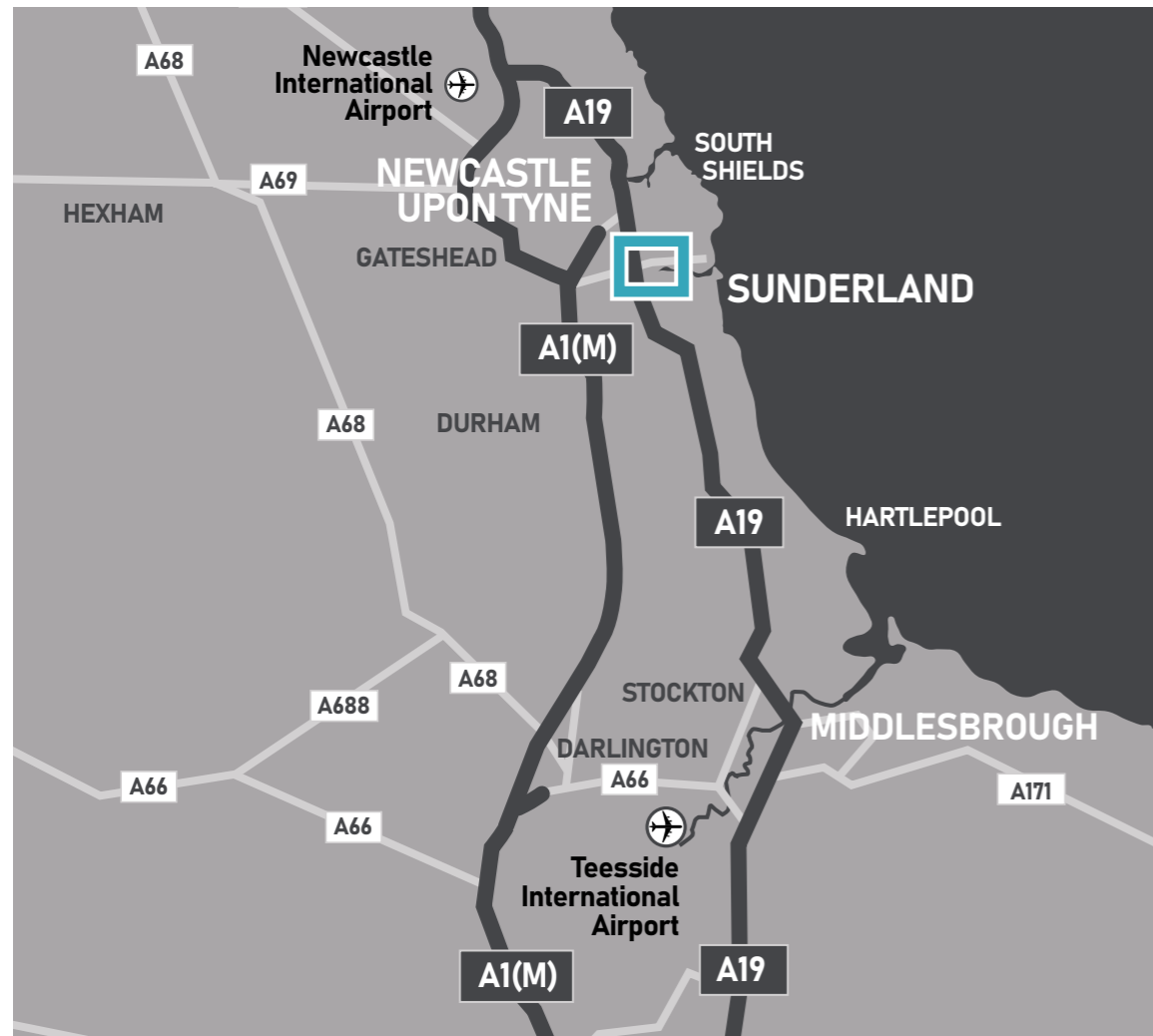
## EPC

The Accommodation has an EPC rating of C (69). Further details can be provided on request.



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## VIEWING

For further information or to arrange a viewing, please contact:



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