

TO LET

Modern Office Accommodation

Unit B Colima Avenue
Sunderland Enterprise Park
Sunderland
SR5 3XE



- Self-Contained Modern Office Accommodation
- 13 Dedicated Parking Spaces
- Prominent Location
- 538.91 m² (5,801 ft²)

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.

Description

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

naylor.co.uk

Naylor's

Office Agency

Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF

E info@naylor.co.uk

Description (cont)

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, fully 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.

Accommodation

The property comprises the following net internal area;

	m ²	ft ²
Unit B, Colima Avenue	538.91	5,801

Tenure/Rent

The property is available to let on a new FRI lease for a term of years to be agreed. Rent on application.

Estates Charge

An Estates Charge is currently levied to recover the costs of maintaining the external site. Further information is available on request.

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 the Local Authority Sunderland Council on 0191 520 5555.

EPC

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

upon request.

Legal Costs

Each party to bear their own legal costs.

VAT

All costs quoted are exclusive of VAT where chargeable.

Further Information

For general enquiries and viewing arrangements please contact Jessica Ross and James Fletcher on 0191 232 7030 or email:

jamesfletcher@naylor.co.uk /

jessicaross@naylor.co.uk

03 05 19 JF



NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order