

## OFFICE UNIT IN SUNDERLAND

**1st Floor, 3 Victory Way, Doxford International Business Park,  
SR3 3XL**

- + **£18200 Per Annum (£350 per week)**
- + **Total area of 2887.95 sqft (268.3sqm)**
- + **Prominent position with high footfall**
- + **Excellent Transport Links**
- + **Retailers nearby include Greggs, Subway, Gentoo, EDF Energy, Barclays Bank, and a range of Financial Services and Accountancy Firms.**
- + **Dedicated on Site Car Parking**



**Thrower Stone Group**

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**Thrower Stone | [www.throwerstone.co.uk](http://www.throwerstone.co.uk)**

#### Location:

The property is prominently positioned within Doxford International Business Park at the junction of the A19 and A690, offering excellent access to Sunderland, Durham, Newcastle upon Tyne, and the wider region. Newcastle and Teesside International Airports are both within a 30-minute drive. Nearby occupiers include Barclays, Royal Mail, Arriva, EDF Energy, and Gen-Too. On-site amenities such as Greggs and Subway, located directly below the property, add further convenience for staff and visitors.

#### Description:

The property comprises modern first floor office accommodation situated above a ground floor retail parade featuring national operators such as Greggs and Subway. Accessed via a public lift, the office space offers a well-appointed and flexible working environment ideally suited to a range of occupiers. Internally, the suite benefits from raised access flooring, suspended ceilings with recessed fluorescent strip lighting, and air conditioning throughout. Large double-glazed windows provide excellent natural light, while the layout includes a mix of open-plan areas and partitioned offices/meeting rooms. The accommodation is further enhanced by dedicated male, female and disabled WCs, shower facilities, and a fitted kitchen. To the rear of the property, a secure, dedicated car park with 8 spaces offers convenient parking for staff or clients.

#### Accommodation:

The accommodation comprises the following approximate Net Internal Areas:

<b>First Floor Office:</b>	2276.56 sqft (211.5 sqm)
<b>First Floor Staff Toilets:</b>	306.77 sqft (28.5 sqm)
<b>Ground Floor Plant Room:</b>	304.61 sqft (28.3 sqm)

**Total Area: 2887.95 sqft (268.3sqm)**

#### Lease Terms:

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews, at a commencing rent of £18200 per annum (£350 per week) exclusive.

#### Service Charge:

The occupier must pay a service charge contribution towards the upkeep of the common parts.

#### Business Rates:

The current rating assessment is as follows: Shop & Premises. £19,500.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact the Local Council.

#### Legal Costs:

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

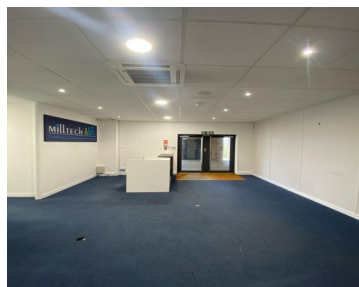
#### VAT:

All figures quoted are exclusive of VAT where chargeable. Be in touch with agent as it does not necessarily mean VAT will be charge in addition to the rent.

#### Viewing:

By appointment through sole agents, Thrower Stone Group.

#### Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Thrower Stone Group have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Thrower Stone Group, for themselves or for the vendor(s) or lessor(s) and are not.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The vendor(s) or lessor(s) do not make, give or imply, nor do Thrower Stone Group or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT



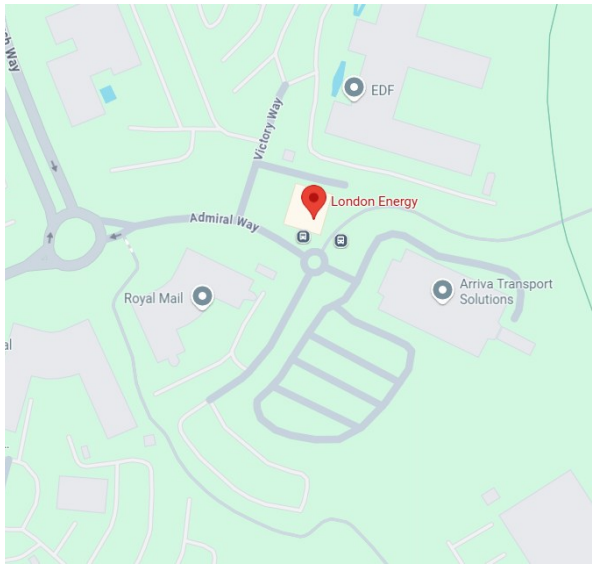
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