

TO LET



Sanderson
Weatherall



MODERN SELF-CONTAINED OFFICES

Building 2, Enterprise House, North Hylton Road, Sunderland SR5 3TX



Key Points

- **Modern Self-Contained Offices**
- **Easy Access to Sunderland City Centre**
- **2,399 sq ft (222.91 sq m)**
- **Rent: £20,392 per annum**
- **5 Dedicated Car Parking Spaces**

Location

The property is located in Sunderland which is situated on the River Wear some 15 miles south east of Newcastle upon Tyne and is a well-established retail and commercial centre. The city enjoys excellent access to the region's major road networks lying immediately adjacent to the A19 and approximately 3 miles east of the A1(M). In addition, Sunderland benefits from regular rail and metro services.

Building 2, Enterprise House is situated within the Southwick area of Sunderland. Southwick is a small suburb of Sunderland located approximately 2 miles north west of the city centre. North Hylton Road and Wessington Way (A1231) provide direct access to the A19. Southwick is predominantly a mixture of residential and industrial uses with a Lidl Supermarket in close proximity to the subject property.

Description

The property comprises a two-storey self-contained office building of brick construction with the benefit of 5 dedicated car parking spaces.

Internally the property benefits from a spacious reception area with WC facilities to both ground and first floors. There is a passenger lift serving both floors and kitchen facilities to the first floor. The general specification of the offices is new carpet tiles, suspended ceilings with fluorescent strip lighting, gas central heating and raised access flooring.





Accommodation

Floor	sq m	sq ft
Ground Floor	98.98	1,065
First Floor	110.02	1,184
Reception	13.91	150
Total	222.91	2,399

Rent & Lease Terms

The premises is available to rent by way of a Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £20,392 per annum exclusive, subject to contract.

EPC

The property benefits from an Energy Performance Asset Rating of Band B (49).

A full copy of the EPC is available upon request.

Business Rates

The property is currently assessed under the 2023 rates list as follows;

Rateable Value: £16,750

The National Non-Domestic Rating Multiplier is set at 51.2 pence in the pound for rateable values above £51,000 and 49.9 pence in the pound for rateable values below £51,000 for the rates year 2023/24.

Insurance

The landlord will insure the building and recover the premium from the tenant upon demand. The tenant is responsible for obtaining their own contents insurance.





Services

We understand that all mains services are connected to the property, however, any interested parties should make their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Further Information

Strictly by prior appointment with the agents:

James Fletcher
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or

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