

TO LET

Modern Offices, Loftus House, Colima Avenue, Sunderland, SR5 3XB



Office Accommodation

3439 – 3,584 ft² (391-332 m²)

- Cassette air conditioning
- Good decorative order
- Fully fitted
- Furniture potentially available
- Competitive terms

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First Floor Suite, Loftus House, Colima Avenue, Sunderland, SR5 3XB

Location

The property is situated on Colima Avenue on Sunderland Enterprise Park within close proximity to the new Northern Spire Bridge crossing. The building provides immediate access to Wessington Way (A1231) which links into the A19 and A1(M) trunk roads. Nearby occupiers include Taylor Wimpey, NHS, Berghaus and TSB amongst others. Sunderland Enterprise Park has a regular bus service and also benefits from a retail park, children's nursery gym and Costa Coffee which are all within walking distance.

Description

The property comprises a modern first floor office suite which is located within the RTC Building. The offices provides open plan accommodation with two small meeting rooms and fully fitted kitchen. The office benefits from the following specification:

- Cassette air conditioning
- Suspended ceilings
- Perimeter trunking
- Carpeting
- Fully fitted kitchen
- Furniture may be available
- 13 car parking spaces

Accommodation

The available offices are as follows:-

	M ²	Sqft
Main Office	319.48	3,439
Room 1	13.48	145
Total	332.96	3,584

Externally 13 car parking spaces will be provided. There is also nearby on street parking.

Lease

A new lease is available for a term by arrangement up to 28th March 2026.

Quoting Rent

£8 psf per annum exclusive of VAT, rates and service charge.

Rates

To be assessed. The rating costs will be based on 17.624% of the overall cost for 21/22 of £94,122 i.e. £16,588 (£4.82psf).

Service Charge

A fixed service charge is to be payable equating to £2 psf to increase annually by the Retail Price Index. Utilities and broadband are charged separately.

EPC

The current EPC rating is B-41.

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Avenue, Sunderland, SR5 3XB

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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.

Code of Practice

The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT

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