

TO LET

Units 2-6 West Quay Court, Sunderland
Enterprise Park, Sunderland, SR5 2TE



Quality Hybrid Units 3,317 ft² (308 m²)

- High Quality Hybrid Units
- Fully fitted first floor office
- Workshop/Storage area at ground floor level
- Roller shutter access
- Lighting and heating to office area

For further information please contact:

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Subject to Contract

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 Enterprise Park, Sunderland, SR5 2TA

Location

West Quay Court is located on the north bank of the River Wear the junction of West Quay Road and Crown Road on the Sunderland Enterprise Park. The site is in a prominent position overlooking the River and is approximately 1 mile west of Sunderland City Centre. It benefits from excellent transportation links with the A19 (T) approximately 1 mile to the west via the A1231 Wessington Way.

Description

The first floor provides fully fitted offices with carpeting, suspended ceiling with integrated lighting and gas fired central heating with a workshop/storage area below.

Office Element

- Heating System
- Floor coverings
- Suspended ceilings
- Lighting
- WC facilities

Workshop Element

- Ground floor loading of 25k/N per sq ft
- Electrically operated roller shutter door
- WC facilities (including disabled)
- Connections to all mains services

Accommodation

The property comprises the following net internal areas;

Unit	M ²	Ft ²
Unit 2	308	3,317
Unit 3	LET	LET
Unit 4	LET	LET
Unit 5	LET	LET
Unit 6	LET	LET

Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Rent

£25,000 per annum per unit.

Rateable Value

Unit 2 – £14,500 (2017 value)

Unit 5 - £14,500 (2017 value)

EPC

On application.

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 principles 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.

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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.

