

## To Let

Unit 3B, Hylton Park, Hylton Park Road,  
Sunderland, SR5 3HD



## Office Accommodation

**2,033ft<sup>2</sup> (188.9 m<sup>2</sup>)**

- Open plan accommodation
- Suspended ceilings
- Generous car parking allocation
- W/C and Kitchen facilities

### For further information please contact:

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### Location

Hylton Park is situated by the A1231 dual carriageway on the north bank of the River Wear, approximately 1.75 miles north-west of Sunderland City Centre and 1.5 miles east of the A19. The park benefits from a riverside location and is adjacent to the new Northern Spire River Wear Crossing.

The estate is within close proximity to a range of amenities including Hylton Park Retail Park, Sainsbury's, DW Gym and a pub/restaurant. The park is also on a regular bus link into Sunderland City Centre.

### Description

Hylton Park comprises of refurbished self-contained units which are suitable for a variety of office users and provide an open plan layout around a central service core.

The suite benefits from the following:

- Cat II Lighting
- Suspended ceilings
- Open plan layout
- WC Facilities
- Kitchen facilities
- 9 car parking spaces

### Accommodation

The property comprises the following approximate Net Internal Area:

	M <sup>2</sup>	Ft <sup>2</sup>
Total	188.9	2,033

### Tenure

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

### Rent

£22,363 per annum exclusive of rates and service charge.

### Service Charge

£1,075.98 per annum

### Maintenance Rent

Circa £1,110 per annum

### Business Rates

The Rateable Value for 3B Hylton Park is £16,000.

### EPC

The property has an EPC rating of D (79).

### 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 Institution of Chartered Surveyors, Parliament Square, London, SW1P 3AD. Tel: 024 7686 8555.

### VAT, Rents and Outgoings

All numbers 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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