



## Office Accommodation

5,801 Sq Ft (538.91 Sq M)

- Self Contained Modern Office Accommodation
- Dedicated Parking Spaces
- Prominent Location
- 24 Hour Access

For further information please contact:

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## TO LET

Unit B Colima Avenue, Sunderland Enterprise  
Park, Sunderland, Tyne & Wear, SR5 3XE

### Location

Sunderland is a major City within the North East of England and lies approximately 12 miles south east of Newcastle upon Tyne. Sunderland Enterprise Park lies close to the A19 trunk road which links Teesside and Yorkshire to the A1 north of Newcastle.

Sunderland Enterprise Park was developed as part of the Sunderland Enterprise Zone in the 1990's and is located two miles to the north west of the City Centre. Wessington Way offers quick access into Sunderland City Centre to the east and the A19 to the west.

### Description

The property comprises a single storey 1990's pavilion style office building of brick construction under a pitched insulated metal clad roof. The property comprises predominately open plan office space with entrance lobby and male/female WC facilities.

Internally, the property benefits from metal framed double glazed windows, suspended ceilings incorporating recessed light fittings, full carpeted and raised access floors with floor boxes. The property is heated by way of a gas fired central heating system and has 13 dedicated car parking spaces.

### Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
<b>Total</b>	<b>5,801</b>	<b>538.91</b>

### Term and Rent

The property is available to let on a new FRI lease for a term of years to be agreed. The quoting rent is £8.50psf.

### Service Charge

There is an Estate Charge levied to recover the costs of maintaining the external estate. More information is available on request.

### Building Insurance

There is a building insurance premium and more information is available upon request.

### EPC

The property is awaiting assessment for a new EPC rating.

### Rateable Value

According to the VOA the property has a rateable value of £55,000, making rates payable £30,030 per annum. Interested parties should confirm the current rates payable with Sunderland Council.

### Legal Costs

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

### 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.

### Code of Practice

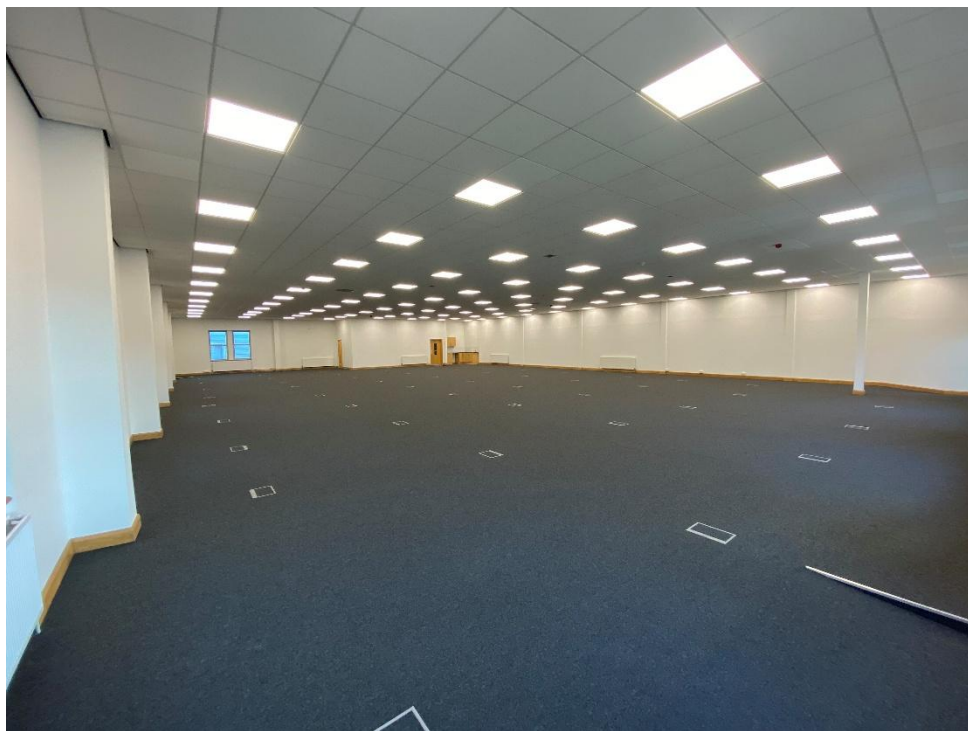
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.





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