



Available Office Units

2,813 Sq Ft (261.33 Sq M)

- Good quality office units
- Superb location
- Good car parking ratio
- Kitchen Facilities
- New leases available

For further information please contact:

Jessica Ross
E: jessica@naylorsgavinblack.co.uk
DD: 07702528881

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

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

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 is a thriving commercial estate that comprises of three office pavilions.

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

All units have allocated on-site car parking with an attractive landscape setting.

Accommodation

The property has been measured and comprises the following NIA area:

	Sq Ft	Sq M
Unit 1C	2,813	261.33

Rent

£11.00 Per Sq Ft

Service Charge

There is a maintenance rent and estates charge payable. Further info available on request.

EPC

The units have the following EPC rating:

Unit 1C - D84

Rateable Value

Interested parties are advised to make enquiries with Sunderland City Council, to verify the rates payable.

Legal Costs

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

VAT

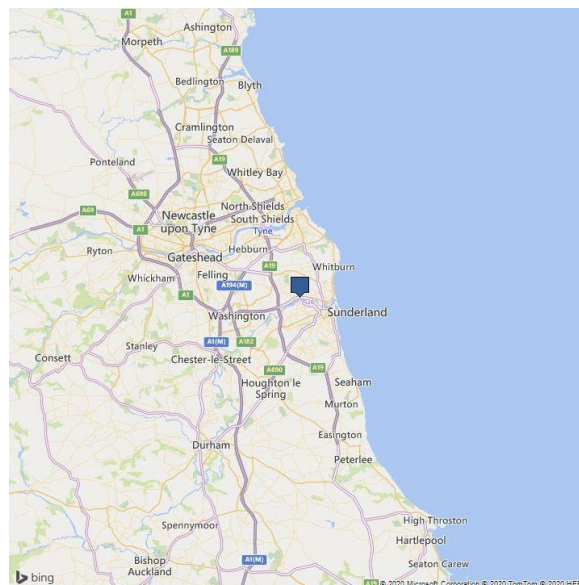
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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.

TO LET

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



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order