



## Self Contained Office Building

6,376 Sq Ft (592.33 Sq M)

- Purchase Opportunity
- Onsite Parking
- Secure site
- Superb location, next to A19

For further information please contact:

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## FOR SALE / TO LET

Ferryboat House, Ferryboat Lane,  
Sunderland, SR5 3JN

### Location

The property offers a prime location, just off the A19 and is accessed via Ferryboat Lane which is just off Wessington Way (A1231), running directly between the A19 and Sunderland City Centre.

Newcastle City Centre is a 12 minute drive to the North West and Teesside conurbation is within 25 minutes' drive to the south.

Sunderland Enterprise Park is also within close proximity and surrounding occupiers include Nissan, Taylor Wimpey and Berghaus amongst many others.

### Description

A well-presented, detached office building extending to approximately 6,376 sq ft (592.33 sq m) on a site of 0.43 acres (0.17 hectares), offered with the benefit of freehold tenure.

Internally, the property is in good decorative order, although some elements may be considered dated. The ground floor includes an entrance foyer leading to a spacious reception area, WC facilities, a boardroom, a large office and a separate kitchen.

A central staircase provides access to the first floor, which comprises mainly open plan office space, alongside a boardroom, meeting room, kitchen, and further WC facilities.

Specification highlights include:

- LED lighting
- Cat 5 data cabling
- Raised floors to ground floor/perimeter trunking to first floor
- Combi boiler heating system
- Full carpeting throughout

Externally, the site is accessed via shared gated driveway and offers 22 dedicated parking spaces along with 3 electric vehicle (EV) charging bays.

The building is of modern steel frame construction with part brick and metal cladding elevations, and features UPVc double-glazed casement windows. The site is secured with steel palisade fencing and gates.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Ground Floor	3,162	293.75
First Floor	3,214	298.58
Full plot	0.43	0.17
<b>Total</b>	<b>6,376</b>	<b>592.33</b>

### Rent

On application.

### Price

£650,000 for the Freehold.

### EPC

The property has a rating of B (39).

### Rateable Value

According to the 2023 rating list, the Rateable Value is as follows:

Ground Floor - £27,250

First Floor - £29,500

### Legal Costs

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



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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.

### Anti-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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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