



Modern Self- Contained Offices

1,152 - 3,729 Sq Ft (107.02 - 346.42 Sq M)

- Close to City Centre
- Access to great transport links
- Also available as two separate units
- 12 parking spaces

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FOR SALE

2 & 3 Austin Boulevard,
Quay West Business Park , Sunderland,
Tyne And Wear, SR5 2AL

Location

Quay West Business Park in Sunderland is easily accessible by road and public transport, making it an ideal location for businesses and visitors.

By Road:

- Conveniently located off Wessington Way with direct links to the A19 and A1(M).

By Bus:

- Served by multiple Go North East and Stagecoach North East routes connecting Sunderland, Washington, Gateshead, and beyond.

By Train & Metro:

- Sunderland Railway Station is just 3 miles away, offering regional and national connections.
- St Peter's Metro Station is 2.5 miles away, linking to Sunderland city centre and Newcastle.

The parks convenient proximity to the new Northern Spire Bridge and Queen Alexander Bridge further enhances connectivity to the city which is experiencing a huge amount of investment at present. Just a few minutes away, Sunderland Enterprise Park presents a wide array of well-known retail outlets, supermarkets, and stores, including Sainsbury's. The park also benefits from a dedicated on site deli-café.

Description

This well-presented building is maintained to a good decorative standard and offers flexible, good-quality office accommodation across two interlinked units.

The ground floor features a welcoming central entrance foyer providing access to both units:

Unit 2 - A smaller, self-contained suite accessible from either foyer. It comprises an open-plan office with kitchenette and an accessible W/C off the main entrance area.

Unit 3 - The larger of the two, benefiting from an impressive reception area, multiple meeting rooms, an open-plan office, and a fitted kitchen with W/C facilities.

A central staircase leads to the first floor, which provides a series of private offices and meeting rooms, along with additional W/C facilities. A connecting doorway links both units for convenient internal access.

Specification:

- Recessed fluorescent lighting
- CAT 5 cabling
- Perimeter trunking
- Quality carpeting throughout
- Gas-fired combi boiler
- Air conditioning in most areas

The property is of steel-frame construction with part brick/render elevations beneath a mono-pitch roof.

Generous on-site parking is provided, with 8 spaces allocated to Unit 2 and 4 spaces to Unit 3, offering 12 spaces in total.

The furniture can be included if required.

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Accommodation

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

	Sq Ft	Sq M
2 Austin Boulevard - Ground Floor	595	55.28
2 Austin Boulevard - First Floor	557	51.75
3 Austin Boulevard – Ground Floor	1,340	124.49
3 Austin Boulevard – First Floor	1,237	114.92
Total	3,729	346.42

Terms

The property is held on a long leasehold basis from 1st January 2009. A ground rent is payable to the Freeholder.

Price

Whole Unit - £450,000

Unit 2 – Price on application

Unit 3 – Price on application

Service Charge

An estate charge is payable for the maintenance and upkeep of the estate's communal areas and infrastructure.

EPC

EPC available on request

Rateable Value

Interested parties should verify the current rateable value and business rates with the local authority.

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.





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