



To Let
1 Victory Way,
Doxford International Business Park,
Sunderland
SR3 3XL

Modern Office Accommodation
2,982.53 sq m (32,104 sq ft)



- Prominently located on Doxford International Business Park
- High quality office accommodation providing 32,104 sq ft over three floors with excellent car parking ratio of 1:191 sq ft
- Good transport connections to the A19 and wider region, with 11 bus routes serving the estate

Location

Doxford Park is located at the junction of the A19 and the A690, in close proximity to Durham, Newcastle upon Tyne and Sunderland. The park has excellent road communications with direct access from the A19 dual carriageway and A1(M), which lies approximately eight miles to the south-west.

Newcastle upon Tyne and Teesside International Airports are situated within a 30 minute drive. Doxford Park was developed in the 1990s and extends to approximately 34 hectares (85 acres). The park provides approximately 1,235,000 sq ft of office accommodation with over 5,000 employees on site.

The subject property faces the main entrance to Doxford Park, with frontage onto the B1286 City Road that links Doxford Park to the A19 to the west and Sunderland to the east, as well as the main circulation routes through the estate.

Other occupiers on the park include Barclays Bank, Royal Mail, EDF Energy, Sunderland City Council and Arriva Plc.

Description

The property comprises a modern, detached high specification office building, constructed in the mid-1990s. It is split over three levels and is of steel frame construction with cavity brickwork and glazed elements, surmounted by a pitched profiled metal clad roof.

Internally, the building provides modern office accommodation arranged around a central core and full height atrium within an impressive external landscaped environment. The building benefits from raised floors, mechanical ventilation and two passenger lifts serving the upper floors. There is also a tenant installed building-wide air flow system and air-conditioning to meeting and training areas.

The building features 168 car parking spaces providing an excellent ratio of 1:191 sq ft,

Services

The property benefits from all mains services.

Energy Performance Certificate

The building has an EPC rating of 74 (C).



Accommodation

The property provides the following net internal area:

Accommodation	sq m	sq ft
Ground Floor	1,124.49	(12,103)
First Floor	1,128.56	(12,148)
Second Floor	729.85	(7,853)
Total	2,982.53	(32,104)

Rateable Value

The premises will need to be reassessed upon occupation.

VAT

Unless otherwise stated all prices and rents quoted within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

Terms

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed at a rental of **£12.00 per sq ft**.

Contact Details, Viewing & Further Information

Strictly by prior appointment via sole agents BNP Paribas Real Estate

Aidan Baker

aidan.baker@bnpparibas.com
+44 (0) 191 227 5737

Stacey Pascoe

stacey.pascoe@bnpparibas.com
+44 (0) 191 227 5714

Subject to Contract

19 October 2018



