

TO LET/FOR SALE

Modern Office Accommodation

North Hylton Office Park
North Hylton Road
Sunderland
SR5 3AD



- Modern Office Accommodation
- Flexible short term lets
- Landscaped setting
- Car parking available

Location

The premises occupy a prominent position on North Hylton Road which runs parallel with the A1231 Wessington Way, one of the main arterial routes into Sunderland City centre. The development is located close to the A19 which in turn links with the regional road network and is around 2 miles to the east of Sunderland City Centre.

Description

The development comprises a self-contained office development of two storey offices with the benefit of a prominent roadside position.

The specification includes raised access floors incorporating floor boxes, Category II lighting, passenger lifts and kitchen and WC facilities. Each building is fully DDA compliant and has a "Very Good" BREEAM rating.

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Newcastle upon Tyne, NE1 8AF

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Description...Cont

The courtyard area is secured by way of perimeter fencing with gated vehicle access and includes allocated car parking provision.

Accommodation

The property includes a range of office suites which are available from 225 sq ft to 2,315sq ft. The units can also be split on a floor by floor basis to provide accommodation of around 1,100 sq ft.

Legal Costs

Each party to bear their own legal costs.

Rent

Please see the schedule below for details.

Terms

The units are available to let on terms to be agreed or alternatively available to purchase on a freehold basis.

Service Charge

There is a service charge payable to cover the cost of maintenance and repair of common parts, landscaping and general maintenance of the estate.

Rateable Value

Please see the schedule below for details.

Interested parties are advised to contact Sunderland City Council for further information and to confirm the rates payable.

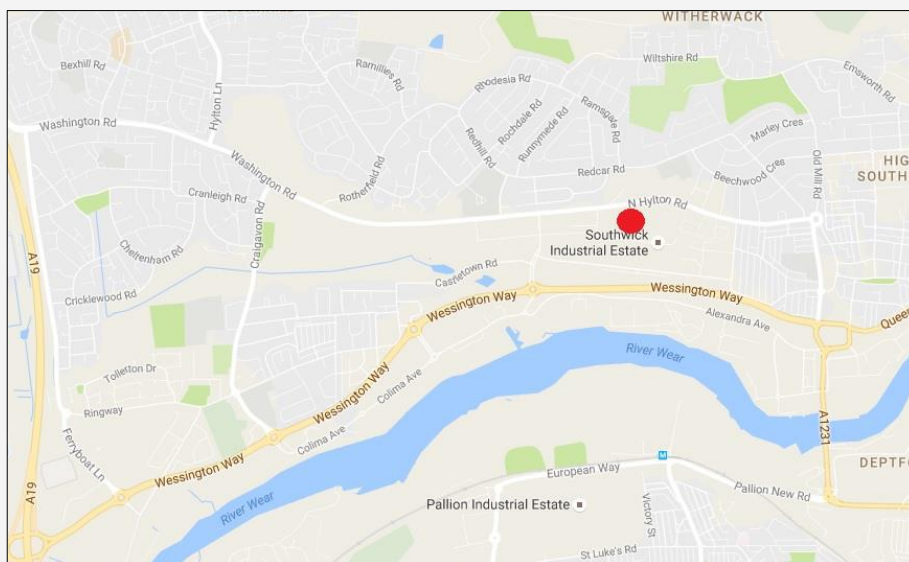
VAT

VAT will be chargeable where applicable.

Further Information

For general enquiries and viewing arrangements please contact Jessica Simpson on 0191 232 7030 or email: jessicasimpson@naylor.co.uk.

Building		Size ft ²	Rental	Rateable Value	EPC Ratings
3	Whole/Part	2,315	£20,835 pa	£19,000	B 49
4	Ground Floor	1,100	£9,900 pa	£9,600	B 49
5	Suite 1	225	£300 pcm	£1,800	B 48
5	Suite 3	415	£400 pcm	£3,550	B 48
5	Suite 4	400	£400 pcm	£3,050	B 48



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