

TO LET

Modern Office Accommodation

Windsor House
Doxford International Business Park
Sunderland
SR3 3BE



- Modern self-contained office accommodation
- Available as a whole or could be split
- 46 car parking spaces
- £11.00 per sq. ft.
- Close proximity to A19

Location

Windsor House is located within Doxford International Business Park which is renowned as Sunderland's most prestigious business park. The park is home to many multinational occupiers including Royal Mail, Barclays, EE, More Than, EDF and Gentoo.

Doxford Park lies immediately adjacent to the A19 providing direct access to the cities of Newcastle upon Tyne in the North and Middlesbrough in the South. The A690 provides quick and easy access to the city of Durham and the A1 (M).

The property is situated at the North of the park on Azure Court and can be accessed via Camberwell Way. Amenities on the park include Greggs, Oaktree Farm Public House and Virgin Active Health Club.

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Description

Windsor House comprises modern office accommodation within a detached two storey complex. The Building has been partitioned and has a central reception area with communal WCs and benefits from passenger lift access. The accommodation is spread across both ground and first floors and benefits from raised access floors, air conditioning, Cat 2 lighting and kitchen facilities. Externally the property benefits from a barrier entrance and 46 car parking spaces.

Accommodation

	m ²	ft ²
Ground Floor	411.26	4,427
First Floor	415.54	4,473
Total	826.80	8,900

Tenure

The property is available to let on an FRI basis at a rent of £11.00 per square foot for a term of years to be agreed.

Rates

According to the 2017 rating list, the property has a Rateable Value of £86,000. Interested parties are advised to contact Sunderland City Council for confirmation on the rates payable.

EPC

A copy of the EPC is available on request.

Legal Costs

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

VAT

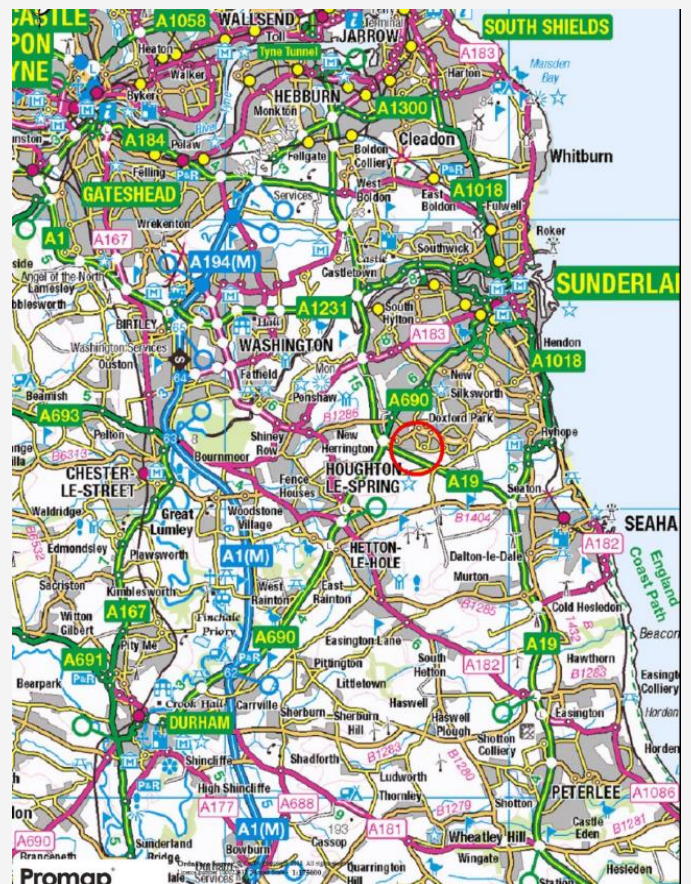
All figures quoted are exclusive of VAT which is applicable.

Further Information

For general enquiries and viewing arrangements please contact Jess Simpson or James Fletcher on 0191 2327030 or email:

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