

RAPLEYS

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TO LET Office

2nd Floor Alexander House, Rainton Bridge Business Park,
Sunderland DH4 5PH

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Single floor plate

837.89 sq m (9,019 sq ft)

52 car parking spaces

Located on a high
specification business park

Good transport links

£13.00 psf per annum

Nearby occupiers include
Npower Ltd and **EDF Energy**

Location

Rainton Bridge Business Park neighbours Houghton le Spring - approximately 5 miles to the north east of Durham and 7 miles to the south west of Sunderland. The town has a population of circa 37,000 and is positioned on the A690 which links the A1, Durham junction, to the A19 and Sunderland.

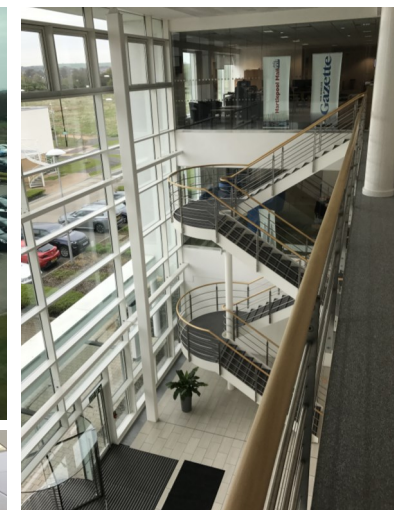
The park is well serviced by five bus routes to adjoining towns. Durham railway station is a 15 minute drive, providing regular direct services to Newcastle upon Tyne (13 minutes) and London (3 hours) via the East Coast mainline.

Description

Alexander House is a purpose built office building constructed in 2007. The building is arranged over three floors incorporating a central atrium rising the full height of the building.

The 2nd floor office is predominantly an open plan office, with five meeting rooms across the north elevation and available fully furnished. The office benefits from the following:

- Displacement air conditioning
- Suspended ceiling with recessed lighting
- Raised floors
- Kitchen and breakout area
- 2 x 10 person (800kg) passenger lifts
- Male & female toilets, including showers on each floor within the common areas
- BREEAM rating of very good
- 52 car parking spaces inclusive in rent
- On site restaurant



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
2nd Floor	837.89	9,019
Car Parking Spaces	52	

Note: The above areas have been calculated based on NIA and must be verified by interested parties.

Tenure

Our client holds a full repairing and insuring lease for 15 years, expiring on 4th January 2030 with a tenant-only break option on the 4th January 2025. The current rent is £117,247 per annum (£13.00 psf pa) and is subject to an open market rent review in years 5 and 10.

23 of the total car parking spaces above are held on a separate lease for a period to 2nd May 2023 at a rent of £13,800.00 pa adjusted annually to RPI in May.

Terms

The property is available by way of assignment or sub-lease for a term to the break date (less a few days).

Service Charge

The service charge is approximately £7.91 per sq ft.

Rating

We are advised that the Rateable Value for the property is £109,000 and the UBR for 2018/19 is 49.3p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: B

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agents.

Further information

Further information on the business park can be found at www.raintonbridge.co.uk.



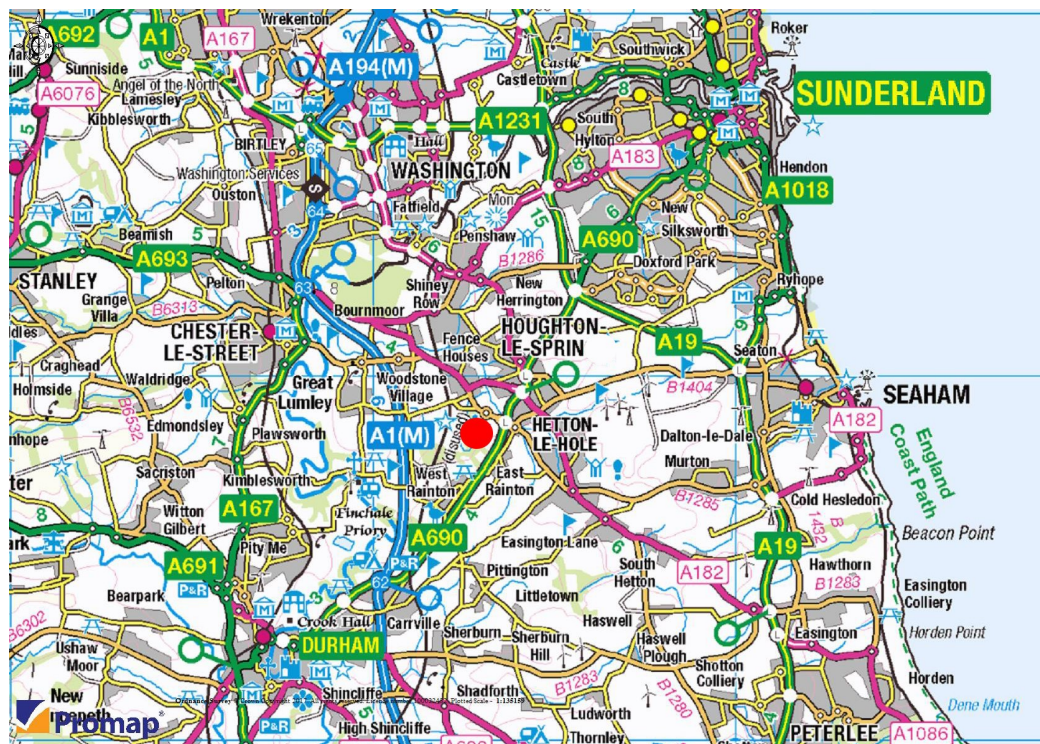
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