

TO LET

Self Contained Modern Office

Hylton Park
Sunderland Enterprise Park
Sunderland
SR5 3HD



- Self-contained office accommodation
- Suites from 2,528sq.ft – 9,345sq.ft
- Close to a range of amenities
- On site car parking

Location

Hylton Park is situated by the A1231 dual carriageway on the north bank of the River Wear, approximately 1.75 miles north-west of Sunderland City Centre and 1.5 miles east of the A19, being one of the main trunk roads through the North East. The new River Wear Crossing is located immediately adjacent to the estate.

The estate is within close proximity to a range of amenities including Hylton Park Retail Park, Sainsbury's, DW Gym and pub/restaurant. The park is also on a regular bus link into Sunderland City Centre.

Description

Hylton Park comprises three office pavilions on two levels. The self contained units are suitable for a variety of high-tech and office users providing an open plan layout around a central service core. All units have allocated on-site car parking within an attractive landscaped setting.

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Retail
Development
Industrial
Investment
Office

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Specification

In terms of specification, the premises benefits from:

- Heating: independent heating from a gas fired boiler to radiators.
- Lighting: Cat II lighting integrated within suspended ceilings.
- Floor to ceiling height: approx 3 m.
- Utilities: Gas, water and a 3 phase electricity supply.
- Facilities: Male, female and disabled person toilets. Kitchen area with sink, worktop and cupboards.

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate that approximate net internal areas are as follows:

Unit	m ²	ft ²
1A	523.4	5,634
1C	261.3	2,813
2C	261.3	2,813
3A	868.15	9,345
3C	234.9	2,528

Terms

The premises are available on new Internal Repairing and Insuring leases for a term of years to be agreed at a rent of £8 per ft² per annum exclusive. There is an estate charge and maintenance rent in place to recover the cost of the refuse collection, landscaping, fencing etc.

Costs

Each party is responsible for their own legal costs incurred in this transaction.

Rateable Value

Interested parties are advised to make enquiries with Sunderland City Council (0191 520 5555) to verify the current rates payable.

EPC

The properties have the following EPC ratings:

Unit	Rating
1A	C64
1C	D84
2C	TBC
3A	TBC
3C	D78

VAT

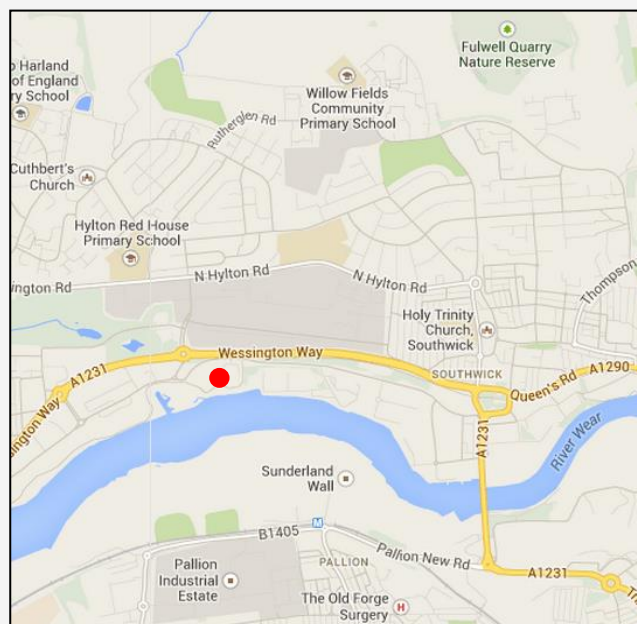
VAT will be charged where applicable.

Further Information

For general enquiries and viewing arrangements please contact Jessica Ross or James Fletcher on 0191 232 7030 or email

jessicaross@naylor.co.uk or jamesfletcher@naylor.co.uk.

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