

Sunderland: 0191 5658844  
[www.lofthouseandpartners.co.uk](http://www.lofthouseandpartners.co.uk)



# To Let

## Office Premises

8 Defender Court  
Sunderland Enterprise Park  
Sunderland  
SR5 3PE

- Well presented modern office building
- Arranged over 2 floors
- Riverside location
- Totalling 1142 ft<sup>2</sup> (106.09 m<sup>2</sup>)
- Excellent links to A19 and A1231
- Close to new Wear Bridge Crossing

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

## Location

Defender Court is a compact modern office development pleasantly located on the northern bank of the river Wear providing immediate access to Wessington Way (A1231) and in turn the A19 and regional road Networks. The nearby new Wear Bridge Crossing linking Wessington Way with Pallion is currently under construction and due for completion in 2018 improving links between the North and South sides of the River Wear.

## Description

The property provides modern 2 storey self-contained offices which are gas centrally heated and double glazed.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Office NIA	545	50.63
<b>First Floor</b>		
Office NIA	597	55.46
<b>Total</b>	<b>1142</b>	<b>106.09</b>

## Tenure

The property is available to let by way of assignment of the current lease which is held on FRI terms with service charge provisions. The lease expires 7th July 2021 and the passing annual rental is **£11,500** plus service charge.

## Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

## Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

## Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- ✉ mario@lofthouseandpartners.co.uk
- ✉ alexa@lofthouseandpartners.co.uk
- ☎ **0191 5658844**

## VAT

Figures quoted exclude VAT where chargeable.

## Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

**Office and Premises** **£13,750**

The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p. If necessary a written request should be made to the Local Authority for confirmation.

## Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

## Ref

C3532

## Amended

April 2017

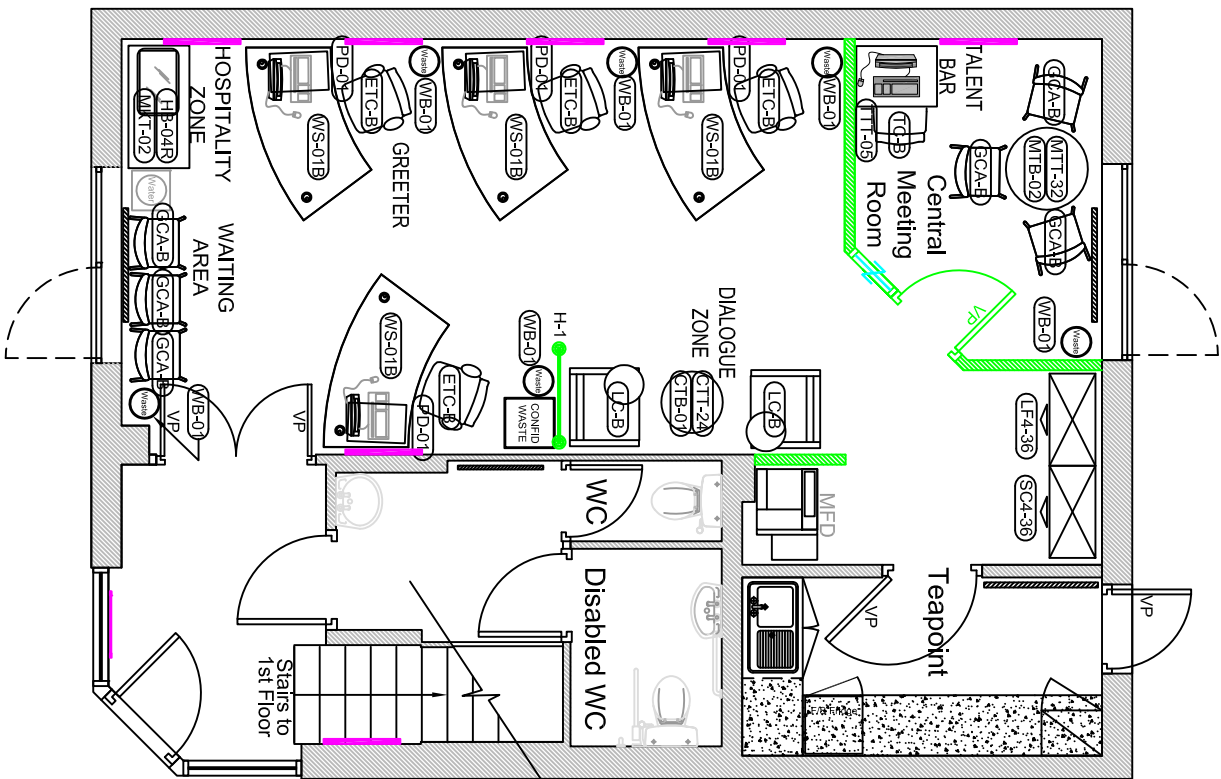
## EPC

Awaiting Information

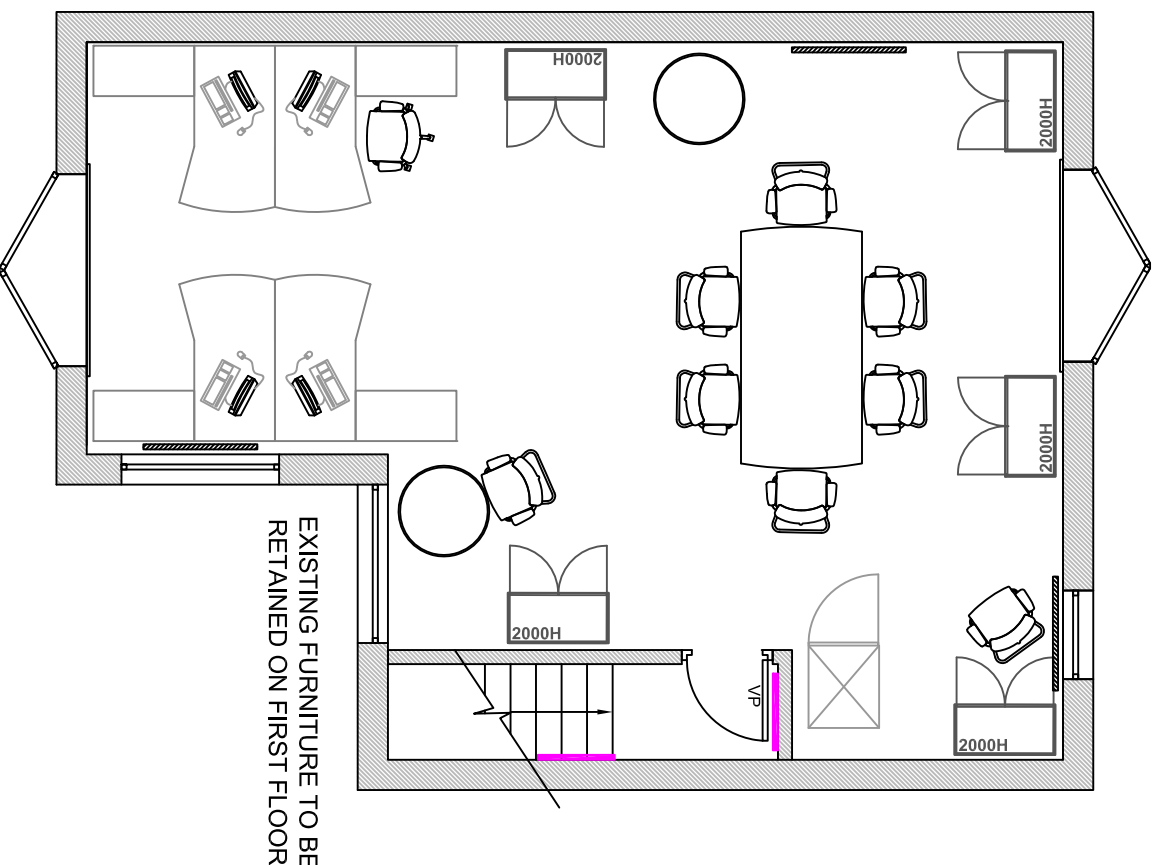
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# GROUND FLOOR: PROPOSED FLOOR PLAN

Manpower Driving (Branch Manager plus 3 staff)

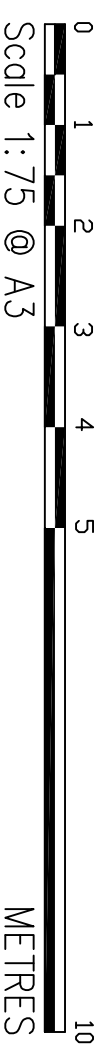


GROUND FLOOR  
(Proposed Layout)



FIRST FLOOR

EXISTING FURNITURE TO BE  
RETAINED ON FIRST FLOOR



THIS DRAWING MUST NOT BE SCALED.  
ALL DIMENSIONS ARE TO BE CHECKED  
ON-SITE PRIOR TO WORK COMMENCING

# GRESHAM

## Design Consultants

47 Grashams Way,  
Edenbridge, Kent TN8 5NY  
Tel: 01732 862810

Revision Details:

- Revision 1 (23/07/12) Preliminary Issue
- Revision A (02/08/12) Replanned to suit client requirements
- Revision B (02/08/12) Minor updates only
- Revision C (07/09/12) Minor updates only
- Revision D (26/09/12) Updated for Tender Issue only

# TENDER ISSUE

Client	MANPOWER (SUNDERLAND DC BRANCH)			
Project	UNIT 8 DEFENDER COURT, SUNDERLAND SR5 3PE			
Title	GROUND FLOOR: PROPOSED LAYOUT			
Drawing no.	Revision Code	Drawing Scale	Date	Drawn By
1477/00/GA	D	1:75@A3	23.07.12	AR