



Retail | Offices | Industrial | Investment | Development | Leisure

📞 **0191 565 8844**

🌐 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 ft² (106.09 m²)
- Excellent links to A19 and A1231
- Close to new Wear Bridge Crossing



51 Frederick Street, Sunderland SR1 1NF

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Lofthouse and Partners Limited Registered in England 4328964 @Registered Office at above address
also at Portland House, Belmont Business Park, Durham, DH1 1TW

Regional Coverage from offices in Sunderland and Durham

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
Ground Floor		
Office NIA	545	50.63
First Floor		
Office NIA	597	55.46
Total	1142	106.09

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.

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

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£13,750**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

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

C3352

Amended

April 2017

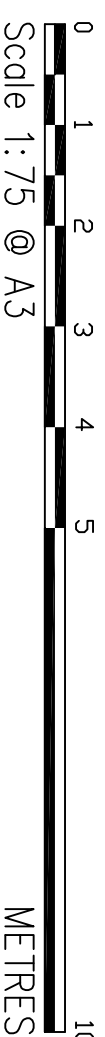
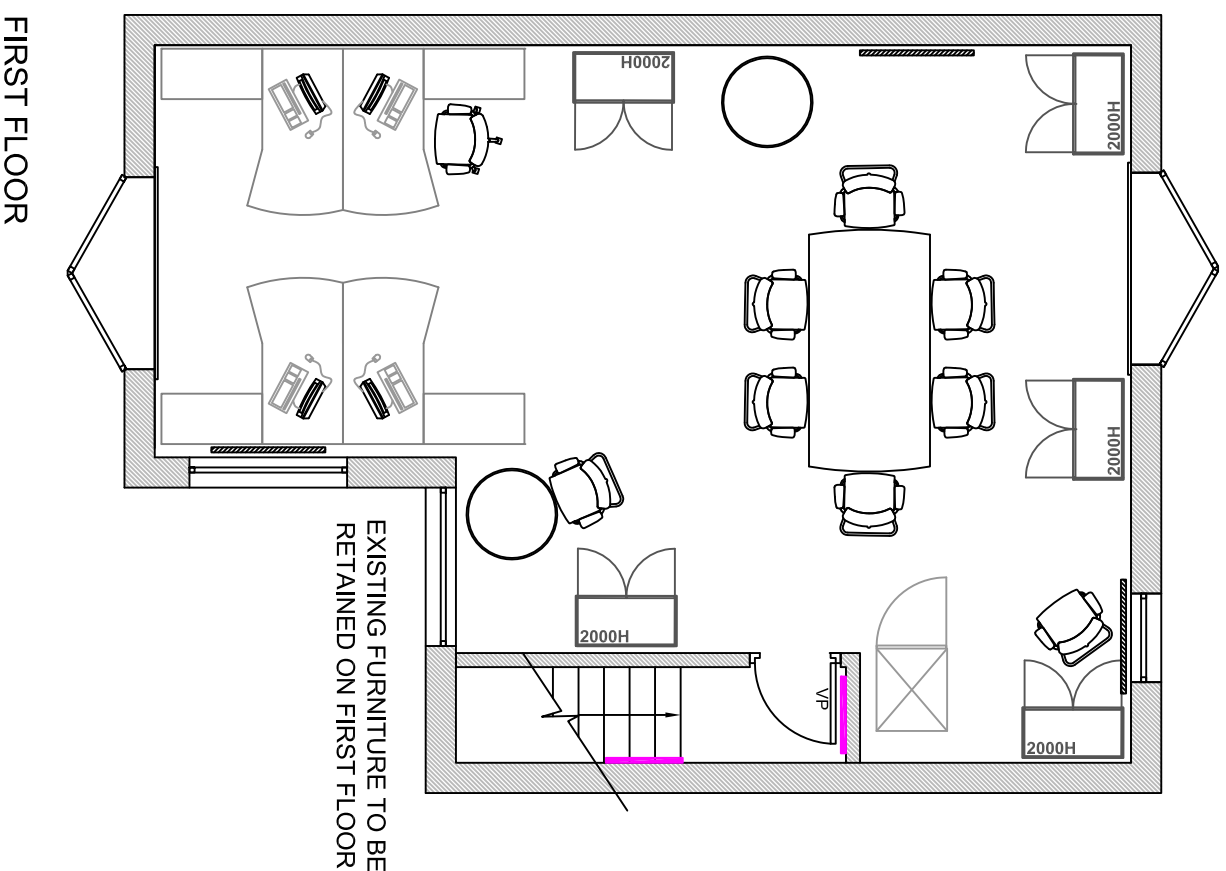
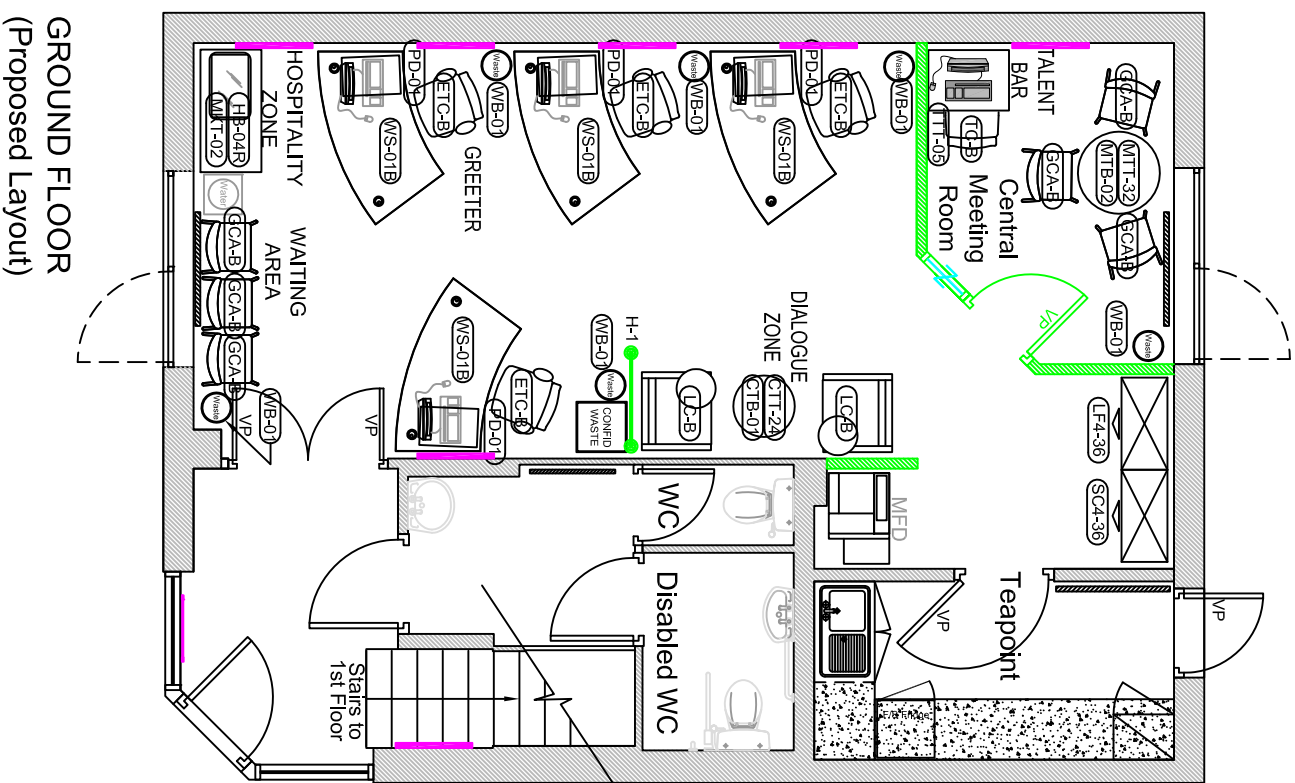
EPC

Awaiting Information

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GROUND FLOOR: PROPOSED FLOOR PLAN

Manpower Driving (Branch Manager plus 3 staff)



GROUND FLOOR
(Proposed Layout)

FIRST FLOOR

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

GRESHAM

Design Consultants

47 Greshams 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