



To Let

Office Premises

Quay West
Riverside Business Village
Sunderland
SR5 2BS

- Riverside Offices with parking
- Stunning development
- Established Business Park
- Good access to Sunderland City Centre and A1231
- From 575 ft² (53 m²) to 1800 ft² (167 m²)
- Incentive package available Subject to Status

Location

Quay West is located on the Northern Bank of the River Wear adjacent to the Queen Alexandra Bridge. Immediate access to Sunderland City Centre and the regional and national road networks is provided via Alexandra Avenue and Wessington Way (A1231) which in turn links up with the A19 and A1(M).

Description

The development comprises a number of 2 & 3 storey office buildings ranging in size with attractive landscaping some having river views. There is a café facility located within the development.

Accommodation

Current availability as follows:-

Unit Number	Address	Size NIA (ft2)	m2	Asking rent Per Annum
28	Ground Floor 9 Austin Boulevard	575	53.42	£5,750
28	First Floor 9 Austin Boulevard	575	53.42	£5,750
27	First Floor 12 Pickersgill Court	575	53.42	£5,750
24	1 Haswell Court	1,150	106.84	£11,500
23	2 Haswell Court	1,150	106.84	£11,500
22	3 Haswell Court	1,150	53.42	£11,500
39	4 Pickersgill Court	1,150	106.84	£11,500
8	9 Pickersgill Court	1,800	167.22	£23,876

Tenure

Rents are based upon £10 per ft2 plus incentives subject to status.

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.leasingbusinesspremises.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.

Ref

C3187

Amended

July 2017

Joint Agent

Michael Hodgson Chartered Surveyors & Estate Agents
4 Athenaeum Street
Sunderland
SR1 1QX
T: 0191 565 7000