

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Office Premises

Avalon House
St Catherine's Court
Sunderland
SR5 3XJ

- Ground Floor Riverside offices with parking
- Last remaining suite **4,711 ft²(437.65 m²)**
- Adjacent to Spire Bridge with superb river views
- Located on Sunderland Enterprise Park
- Available March/April 2024
- First Floor – **8340 ft² (774.79m²)** **UNDER OFFER**

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

Location

Avalon House is prominently located on St Catherine's Court just off Colima Avenue on Sunderland Enterprise Park and within close proximity of the new Spire Bridge crossing. The building benefits from superb river views being on the C2C cycle route and provides immediate access to Wessington Way (A1231) and in turn the A19 and A1M. Nearby occupiers include BGL Group, Berghaus and NHS amongst others. Sunderland Enterprise Park has a regular bus service and benefits from a Retail Park, a Children's Nursery, Costa Coffee, Gregg's and Card Factory all within walking distance. Other occupiers at Avalon House include Torgersen's Accountants and The Royal College of Nursing. The first-floor suite is under refurbishment ready to take a new occupier (to be announced) in 2024.

Description

The accommodation provides excellent quality office space suitable for companies operating across sectors including financial, legal, recruitment and public services (amongst others). The suites have the benefit of raised access floors, suspended ceiling and comfort cooling. The building is DDA compliant, and a passenger serves all floors.

The suite is fully fitted having a mix of open plan space and private meeting rooms with staff breakout area.

Available March/April 2024

Accommodation

The property briefly comprises as follows:-

	ft2	m2
GROUND FLOOR		
West Suite	4711	437.65
FIRST FLOOR		
UNDER OFFER	8340	774.79

Car Parking

Parking will be allocated at a ratio of 1 space per 300 ft2.

Tenure

New Leases are available for a term of years to be agreed on an effective FRI basis as follows:-

Ground Floor	£47,250 pax
First Floor	UNDER OFFER

Service Charge

We are advised the service charge for the current service charge year is running at approximately £3 per ft2.

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

Our clients have opted to tax therefore the rent is subject to VAT.

Rateable Values

Ground Floor West Wing	£47,000
First Floor	To be re-assessed

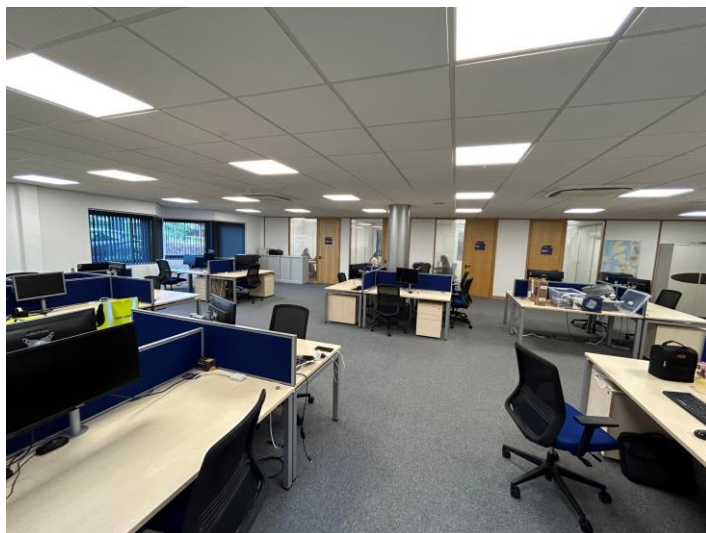
Disclaimer

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 C2890

EPC

First Floor	Awaiting information
Ground Floor	Awaiting information



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