



To Let

Office Premises

6 Defender Court
Sunderland Enterprise Court
Sunderland
SR5 3PE

- Well-presented Modern Offices
- 1135 ft² (105 m²)
- Arranged over Ground & First Floors
- Impressive river views
- Close to Northern Spire Bridge
- 6 allocated car park spaces
- 6 months rent free* Subject to Status
- Rent only £9.00 per ft²

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

Location

Defender Court is a 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. North Hylton Retail Park is nearby together with Northern Spire Bridge.

Description

The premises are fitted to a good standard and are arranged over ground and first floors.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices (NIA)	541	50.26
First Floor		
Offices (NIA)	594	55.18
Externally		
6 allocated car parking spaces		

Tenure

A new Lease is available at a commencing annual rental of **£10,215** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

Applicants will be required to provide 3 years accounts to the landlord before being considered fully. A rental deposit may be required equivalent to 3-6 months rent depending upon covenant strength.

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.

Service Charge

A service charge covering the maintenance and management of the estate is payable in addition to the rent. For the service charge year ending 31st Dec 2019 the service charge was £350 per quarter. This amount is subject to annual review.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value are:-

Office and Premises - Ground Floor £6,500
Office and Premises - First Floor £7,300

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

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

C3332

EPC

Energy Rating B