



Retail | Offices | Industrial | Investment | Development | Leisure

📞 **0191 565 8844**

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To Let

Office Premises

First Floor Suite
Loftus House, Colima Avenue
Sunderland
SR5 3XB

- Excellent riverside office suite
- Prominently situated on Sunderland Enterprise Park
- Allocated car parking
- Excellent links to road network and public transport



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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

The property is situated on Colima Avenue on Sunderland Enterprise Park within close proximity of the new wear bridge crossing. The building benefits from river views and provides immediate access to Wessington Way (A1231) which links into the A19 and A1m. Nearby occupiers include NHS, Berghaus and TSB amongst others. Sunderland Enterprise Park has a regular bus service and also benefits from a retail park, children's nursery, Costa Coffee and Greggs all within walking distance.

Description

The accommodation provides excellent first floor office accommodation within the RTC building providing flexible open plan accommodation having the benefit of suspended ceilings, comfort cooling, category 2 lighting and category 5 cabling. There are board room facilities available and a passenger lift from the ground floor reception.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
First Floor		
Net Internal Area	4213	391.39
Externally		
12 car park spaces will be provided. There is also access to nearby on street parking		

Tenure

A new Sub-Lease is available for a term of up to 3 years on an effective FRI basis based upon £9.50 per ft2 with the lease drawn outside of the provisions of the Landlord & Tenant Act.

Service Charge




The service charge is currently circa £2.00 per ft2.

Costs

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

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

-  mjw@lofthouseandpartners.co.uk
-  alexa@lofthouseandpartners.co.uk
-  **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

The whole building is rated as one property and a percentage contribution will need to be made.

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

C3482

Prepared

January 2017

EPC

Energy Rating D