

Sunderland: 0191 5658844
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

Also at Portland House
Belmont Business Park
Durham DH1 1TW
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.

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

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.

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

The Valuation Office has confirmed the Rateable Value(s) as follows:

Office and Premises **£13,750**

The Uniform Business Rate for the Rates Year 2019/2020 is 49.1p. If necessary a written request should be made to the Local Authority for confirmation.

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

C3532

Amended

March 2019

EPC

Awaiting Information

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.