



# To Let

## Office Premises

1 Defender Court  
Sunderland Enterprise Park  
Sunderland  
SR5 3PE

- Well presented modern office building
- Arranged over 2 floors
- Riverside location
- Totalling 1140 ft<sup>2</sup> (105.91 m<sup>2</sup>)
- Excellent links to A19 and A1231
- Close to Northern Spire Bridge
- 6 months rent free\* Subject to Status
- Rent only £9.00 per ft<sup>2</sup>

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 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
<b>Ground Floor</b>		
Office NIA	538	49.98
<b>First Floor</b>		
Office NIA	602	55.93
<b>Total</b>	<b>1140</b>	<b>105.91</b>

### Tenure

A new Lease is available at a commencing annual rental of **£10,260** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews. A service charge is levied in respect of the management, general upkeep and grounds maintenance of the estate.

**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 to be responsible for their own legal fees however the landlord requires an undertaking for abortive legal costs incurred to a maximum of £1,000 plus VAT. **An undertaking for these costs will be required prior to the landlords solicitor issuing the lease.**

### Service Charge

A service charge covering the maintenance and management of the estate is payable in addition to the rent.

### 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 (RV)

The Valuation Office has confirmed the Rateable Value is **£13,750**. The Uniform Business Rate for the Rates Year 2022/2023 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

C3561

### EPC

Energy Rating C