



# To Let

## Brand New Hybrid Unit

Unit H  
Camden Street  
Sunderland  
SR5 2BA

- Last remaining unit in new development
- Prominently located adjacent to Queen Alexandra Bridge
- Newly constructed 2022
- Close to Howdens, Crosslings and Screwfix etc
- GIA 2234 ft<sup>2</sup> (207.54 m<sup>2</sup>) over 2 floors
- 3 parking bays

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

### Location

Camden Street is located at the northern end of the Queen Alexandra Bridge accessed from Alexandra Avenue and providing immediate access to Sunderland city centre and Washington via the A1231. Nearby occupiers include Howdens, Crosslings, Screwfix, Halfords, Jewson and Magnet.

### Description

The development comprises a terrace of 3 brand new hybrid units finished to a high specification providing ground floor storage space and offices at first floor level. Each unit will have 3 external car parking bays.

The ground floor finished headroom is approximately 2.9m accessed via an electric vehicular access door (w = 4.75m, h = 2.66m) with a separate fully glazed personnel door to the office section.

Unit H (middle unit) is available immediately with units J&M having been let.

**Our client will not consider motor trade related or heavy industrial uses.**

### Accommodation

Upon completion the property will briefly comprise as follows:-

	ft2	m2
<b>Unit H</b>		
Ground Floor	1117	103.77
First Floor	1117	103.77
<b>TOTAL</b>	<b>2234</b>	<b>207.54</b>
<b>Externally</b>	<b>3 parking bays</b>	

### Tenure

A new Lease is available at a commencing annual rental of **£18,900 plus VAT** per unit for a term of years to be agreed (minimum 5 years) on a Tenant FRI basis subject to 5 yearly Rent Reviews.

### 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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

The rent is subject to VAT.

### Rateable Value (RV)

Awaiting assessment upon completion.

### 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

C4087

### EPC

To be provided.

### February 2023

