

Sunderland: 0191 5658844  
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# To Let

## Office Premises

9 Defender Court  
Sunderland Enterprise Park  
Sunderland  
Sr5 3PE

- Fully refurbished modern office building
- Riverside Business Park
- Arranged over ground and first floors
- Fully furnished and ready to move in to
- 6 allocated car parking spaces

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.

## Description

The unit has a glazed atrium entrance, with open plan offices on both ground and first floors. The unit has been recently fully refurbished to a high standard providing glazed meeting rooms and booths on the ground floor together with open plan office accommodation on the first floor. The suite is fully furnished and literally ready to move in to. The unit also benefits from a high parking ratio with 6 allocated bays on the development.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Offices and Kitchen	538	49.98
<b>First Floor</b>		
Office	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 **£12,500** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

## 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](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto: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 **£11,000**. 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.

## 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

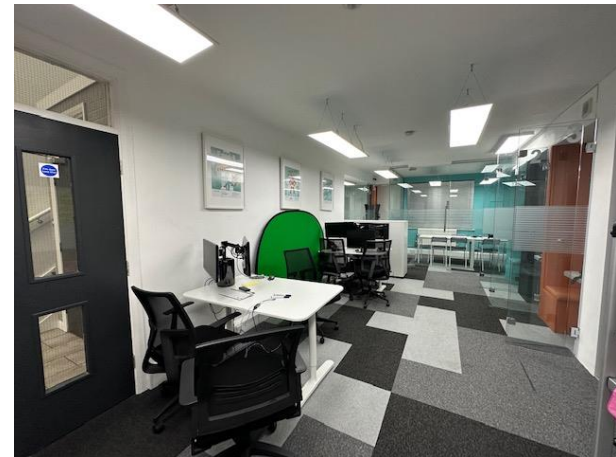
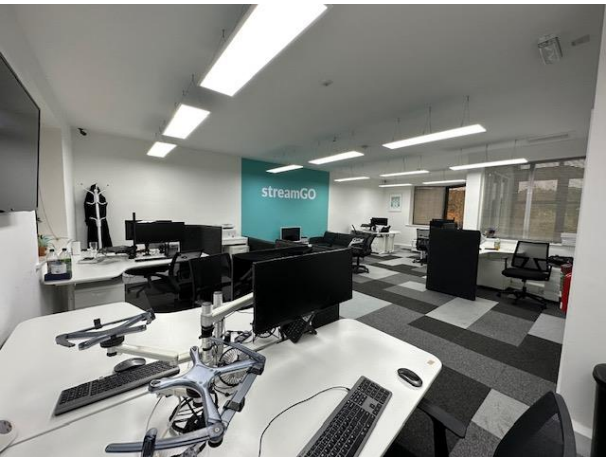
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

## Ref

C4113

## EPC

Energy Rating D



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