



To Let

Office Premises

6 Defender Court
Sunderland Enterprise Park
Sunderland
SR5 3PE

- Well-presented Modern Offices
- 1135 ft² (105 m²) with 6 parking spaces
- Arranged over Ground & First Floors
- Impressive river views
- Close to Northern Spire Bridge
- Rent only £9.00 per ft² plus VAT

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

Location

Defender Court is a compact modern office development 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 the Northern Spire Bridge.

Description

The premises are arranged over ground and first floors.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices (NIA)	541	50.26
WC's		
First Floor		
Offices (NIA)	594	55.18
Externally		
6 allocated car parking spaces		

Tenure

A new Lease is available at a commencing annual rental of **£10,215 plus VAT** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

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 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

The rent is subject to VAT.

Service Charge

A service charge covering the maintenance and management of the estate is payable in addition to the rent. For the year ending 31st Dec 2023 the service charge was £365.46 (including VAT) per quarter and is subject to annual review.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£10,500**. The Uniform Business Rate for the Rates Year 2023/2024 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

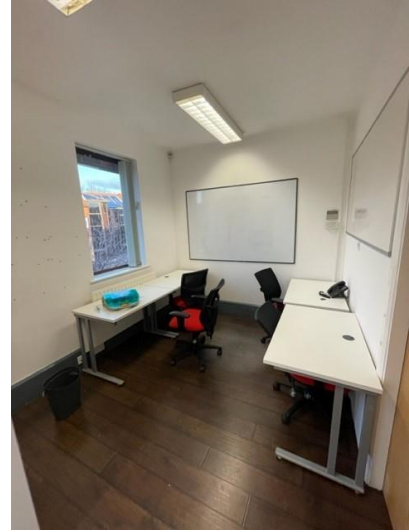
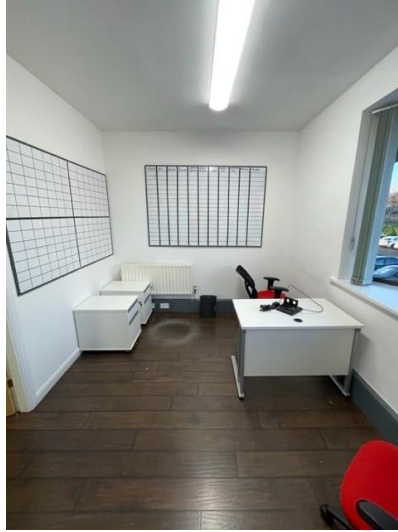
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4130

EPC

Energy Rating 81/D



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