



## For Sale or To Let

### Office Premises

7 Austin Boulevard  
Quay West  
Riverside Business Village  
Sunderland  
SR5 2AL

- Riverside Offices 1171 ft<sup>2</sup> (108.79 m<sup>2</sup>)
- Stunning development with parking
- River and Queen Alexandra Bridge views
- Good access to City Centre and A1231
- Rent only **£6.25 per ft<sup>2</sup> (conditions apply)\***

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

## Location

Quay West is located on the Northern Bank of the River Wear adjacent to the Queen Alexandra Bridge. Immediate access to Sunderland City Centre and the regional and national road networks is provided via Alexandra Avenue and Wessington Way (A1231) which in turn links up with the A19 and A1(M).

## Description

The premises are arranged over 2 floors comprising open plan offices with kitchen and WC on the ground floor and offices on the first floor. The property is very well presented and benefits from gas central heating, carpeting and suspended tiled ceilings throughout being located in a prime position within the development overlooking the River Wear and Queen Alexandra Bridge.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Office	552	51.28
WC		
<b>First Floor</b>		
Office	619	57.51
<b>TOTAL</b>	<b>1171</b>	<b>108.79</b>
<b>Externally</b>		
4 allocated car parking spaces		

## Tenure

We are advised the property is held long leasehold for a term of 125 years from 2009.

## Asking Price

Offers invited in the region of **£180,000 plus VAT** for our client's long leasehold interest.

## Rent

Alternatively a new lease is available on FRI terms at an annual rental of £14,750 plus VAT based upon £12.50 per ft2 reduced to £6.25 in year 1. **This incentive will be given as a 6-month rent free period in the first year subject to conditions (i.e., tenant status and minimum**

**3-year lease commitment).**

## Service Charge

The property is subject to an annual service charge covering management fees, grounds and estate maintenance and landscaping etc. We understand the service charge for the current year is approximately **£2,500**

## 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 (RV)

The Valuation Office has confirmed the current Rateable Value is **£10,250**. 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** C4124 **EPC** Energy Rating 52/C



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