



# For Sale

## Office Building

10 Defender Court  
Sunderland Enterprise Park  
Sunderland  
SR5 3PE

- Well presented office building
- Riverside business park
- 6 Allocated parking spaces
- ground and first floor total NIA 1140ft<sup>2</sup> (105.9m<sup>2</sup>)

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW

Regulated by RICS

### Location

Defender Court is a compact 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 is well presented and has a small kitchen on the ground floor together with male, female/disabled WC facilities. Visitor and a generous 6 allocated parking facilities are provided within the development.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Offices and Kitchen	538	49.98
WC's	509	47.29
<b>First Floor</b>		
Office	602	55.93
<b>TOTAL</b>	<b>1140</b>	<b>105.91</b>

### Tenure

We are advised the property is Freehold.

### Asking Price

**£130,000 (one hundred and thirty thousand pounds) plus VAT.**

### 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

The property is subject to VAT.

### Service Charge

There is a service charge covering the maintenance and management of the estate. 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 current 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

C4183

### EPC

Awaiting information