

Sunderland: 0191 5658844  
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# For Sale/To Let

## Office Premises

Unit 4 Pickersgill Court  
Quay West Business Village  
Sunderland  
SR5 2AQ

- Fully furnished riverside offices **1,145 ft<sup>2</sup> (106 m<sup>2</sup>)**
- Attractive development with **4 parking spaces**
- Views over Queen Alexandra Bridge
- Good access to city centre and A1231
- With fully cabled/hard wired IT provision
- Tenant incentives available subject to terms/status.

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

### Location

Quay West is an established business park constructed c.2007 located on the northern bank of the River Wear adjacent to the Queen Alexandra Bridge with immediate access to Sunderland city centre and the regional and national road networks via the adjacent Alexandra Avenue and Wessington Way (A1231) in turn linking up with the A19 and A1(M).

### Description

Arranged over 2 well-presented gas centrally heated floors, comprising open plan offices (with meeting rooms) offered fully furnished with WC to each level.

The property is offered on a fully furnished basis and is fully cabled and hard wired. A dedicated leased line with 4G backup with 100Mbps circuit with 50Mbps upload and download available if required. **Details on request.**

### Accommodation

	ft2	m2
<b>GROUND FLOOR</b>		
Offices	553	51.37
<b>FIRST FLOOR</b>		
Offices	592	55.00
<b>TOTAL</b>	<b>1145</b>	<b>106.37</b>
<b>EXTERNALLY</b>		
4 allocated spaces numbered <b>176, 177, 108 and 109</b>		

### Tenure/Incentives

A new lease is available for a term of years to be agreed on a tenant FRI basis @ £12,000 per annum plus VAT and service charge. **Incentives available subject to status.**

### Sale

Offers in the Region of **£155,000 (one hundred and fifty five thousand pounds)** on a long leasehold basis subject to estate and ground rent provisions.

### VAT

The property is elected for VAT.

### Ground Rent Charge

We are advised the property is subject to a ground rent charge of **£563.42 inclusive of VAT.**

### 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 inclusive of VAT** subject to annual review.

### 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**

### Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Values are **£5,700 (Ground Floor) and £5,700 (First Floor)**. The Uniform Business Rate for the Rates Year 2025/2026 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** C4248 **EPC** Energy Rating 58/C



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