

Sunderland: 0191 5658844
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To Let

Office Premises

9 Defender Court
Sunderland Enterprise Park
Sunderland
SR5 3PE

- Refurbished Modern office building
- Riverside Business Park
- Arranged over ground and first floors
- 6 allocated car parking spaces
- Incentives available

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 refurbished to a high standard providing open plan accommodation with glazed meeting rooms. 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
Ground Floor		
Offices and Kitchen	538	49.98
First Floor		
Office	602	55.93
TOTAL	1140	105.91

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.

VAT

Figures quoted exclude VAT where chargeable.

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
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£10,500**. 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.

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

C4306

EPC

Energy Rating 81/D



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