



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 1140ft² (105.9m²)

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
Ground Floor		
Offices and Kitchen	538	49.98
WC's	509	47.29
First Floor		
Office	602	55.93
TOTAL	1140	105.91

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
- 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 December 2025 the service charge was £319 plus VAT per quarter and is subject to annual review.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£9,500**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p. 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

Energy Rating 78/D