

TO LET

Modern Office Accommodation
Unit B Colima Avenue, Sunderland
Enterprise Park, Sunderland, SR5 3XE



For further information please contact:

Jessica Ross

E: jessica@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1567

John Cranshaw

E: john.cranshaw@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1569

Or our Joint Agent:

Phil.Simpson@SMCBrownillVickers.com

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

www.naylorsgavinblack.co.uk

OFFICE ACCOMMODATION

538.91m² (5,801ft²)

- Self Contained Modern Office Accommodation
- 13 Dedicated Parking Spaces
- Prominent Location
- 24 Hour Access

TO LET

Modern Office Accommodation

Unit B Colima Avenue, Sunderland Enterprise Park, Sunderland, SR5 3XE

Location

Sunderland is a major City within the North East of England and lies approximately 12 miles south east of Newcastle upon Tyne. Sunderland Enterprise Park lies close to the A19 trunk road which links Teesside and Yorkshire to the A1 north of Newcastle.

Sunderland Enterprise Park was developed as part of the Sunderland Enterprise Zone in the 1990's and is located two miles to the north west of the City Centre. Wessington Way offers quick access into Sunderland City Centre to the east and the A19 to the west.

Description

The property comprises a single storey 1990's pavilion style office building of brick construction under a pitched insulated metal clad roof.

The property comprises predominately open plan office space with entrance lobby and male/female WC facilities.

Internally, the property benefits from metal framed double glazed windows, suspended ceilings incorporating recessed light fittings, full carpeted and raised access floors with floor boxes. The property is heated by way of a gas fired central heating system and has 13 dedicated car parking spaces.

Accommodation

The property comprises the following net internal area:

	m ²	ft ²
Unit B, Colima Avenue	538.91	5,801

Terms/Rent

The property is available to let on a new FRI lease for a term of years to be agreed. The quoting rent is £8.50psf.

Estates Charge

There is an Estate Charge levied to recover the costs of maintaining the external estate which is currently £3,095 (£0.53psf). In addition there is the building insurance premium which is currently £534.20 inclusive of VAT.

EPC

The property has a current EPC rating of C-56. A full copy of the certificate is available for inspection upon request.

Rateable Value

We are advised that the rateable value of the premises as at 1 April 2017 is £58,000. Interested parties should confirm the current rates payable with Sunderland Council on 0191 520 5555.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

TO LET

Modern Office Accommodation
Unit B Colima Avenue, Sunderland Enterprise
Park, Sunderland, SR5 3XE

Code of Practice

The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



Promap V2

Ordnance Survey © Crown Copyright 2018. All Rights Reserved.
Product number: 100012222
Product code: 64880. Product Size: A4



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

TO LET

Modern Office Accommodation
Unit B Colima Avenue, Sunderland Enterprise
Park, Sunderland, SR5 3XE



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order