



**Now available in small suites**

**500 – 4,100 SQ FT**

**TO LET – OFFICE ACCOMMODATION**

**Teleport House, Doxford International Business Park, Sunderland, SR3 3XD**

**Naylors**   
**Gavin Black**  
Commercial Property People

## Location

Teleport House is located within Doxford International Business Park, which is well known as Sunderland's most prominent business park. The park boasts many multinational occupiers including Barclays Bank, Royal Mail, EE and Parseq.

Doxford Park lies directly adjacent to the A19 providing access north to Newcastle and south to Middlesbrough. The A690 provides quick and easy access to the city of Durham and the A1(M).

## Description

Teleport House comprises modern office accommodation within a detached two story office building. The building has been subdivided into several suites. The available suites are located on the ground and first floor and provides predominately open plan offices. The accommodation has recently undergone a full refurbishment and benefits from the following specification:

- Open plan office accommodation
- Full accessed raised floors & Suspended ceilings throughout.

- Fully redecorated throughout.
- Cat 5e cabling.
- LED lighting (not yet installed).
- Shared kitchen on ground floor.

## Accommodation

The approximate floor areas are as follows:

	M <sup>2</sup>	SQ FT
First Floor	242	2,600
Ground Floor		1,500

The ground floor is available in suites of 500 and 1,000 sqft.

## YouTube Video

<https://youtu.be/3eZ6ZdtRatM>

## Lease

The suites are available on a new lease for a term of years to be agreed.

## Rent

£10.00 psf per annum exclusive.

## Service Charge

A service charge is recoverable from the tenant for maintenance and repair of building and common parts within the estate.

## Rateable Value

According to the VOA website, the first floor suite has a rateable value of £21,750 giving approximate rates payable of £4.17psf. The ground floor will need to be reassessed for rating purposes but individual rooms should be under the government threshold for business rates relief of £12,000.

## Insurance

Building Insurance will be recoverable from the ingoing tenant.

## EPC

The property has an EPC rating of B.

## Legal Costs

Each party will be responsible for their own legal/professional fees.



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- (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.
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- (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.

## Code of Practice

The landlord accepts the principles 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 024 7686 8555.



## VAT

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

## For further information please contact:

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Alternatively contact our joint agent Knight Frank on 0191 221 2211.



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