



## Modern Office Accommodation

1,000 - 2,600 Sq Ft (92.9 - 241.54 Sq M)

- Open plan office space
- Ample Car Parking
- Popular Business park location
- Excellent location nearby to A19
- All inclusive rent available

For further information please contact:

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## TO LET

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

### 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 suite is located on the first floor and provides an open plan office with meeting room. The accommodation benefits from the following specification:

- Open plan office accommodation
- Full accessed raised floors & Suspended ceilings throughout.
- Fully redecorated throughout.
- Cat 5e cabling.
- LED lighting

### Accommodation

The property has been measured and comprises the following areas:

Floors	Sq Ft	Sq M
Ground	1,000	92.9
First Floor	2,600	241.54
<b>Total</b>	<b>3,600</b>	<b>334.44</b>

### Rent

£10.00 Per Sq Ft

### Service Charge

Available on application

### EPC

B (50)

### Rateable Value

Available on application

### Legal Costs

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

### 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.

### 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: 0207 695 1535.

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