

Property Details

Tel: 0191 232 7030

OFFICE ACCOMMODATION TO LET

336.8 SQ M (3,625 SQ FT)

**INVESTOR HOUSE, COLIMA AVENUE, SUNDERLAND
ENTERPRISE PARK, SUNDERLAND, SR5 3XB**



- Modern Offices
- Car Parking Allocation
- Established Office Locality

LOCATION

The property is situated within Sunderland Enterprise Park and situated off Colima Avenue. Sunderland Enterprise Park is predominantly dominated by commercial operators. The property is located to the south of the A123 (Wessington Way) and lies approximately 2 miles west of Sunderland City Centre.

The location benefits from excellent access to the regional road network with the A19 and the A1(M) being only a short drive away. As with most modern business park localities the property also benefits from several local bus routes.

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Regulated by RICS

OUR SERVICES INCLUDE

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations

Unit 3, Colima Avenue, Sunderland Enterprise Park, Sunderland, SR5 3XB

ACCOMMODATION

The property is a single storey pavilion style unit set within a landscaped environment incorporating parking around the property. The accommodation benefits from the following:

- Open Plan layout
- Security alarm
- Male, female and disabled WC's
- Perimeter trunking
- Gas central heating
- Double Glazing
- Cat II Lighting

The approximate net internal floor area is:

336.8 sq m (3,625 sq ft)



SERVICES

We understand that all mains services are connected to the property.

RENT

£40,600 (£11.20 per sq ft) per annum exclusive of business rates, service charge and all other outgoings.

ESTATES SERVICE CHARGE

There is a small service charge to cover the cost of the upkeep of common areas of the estate and external structure of the building. This is currently running at approximately £0.36 per sq ft per annum.

TERM

New full repairing and insuring lease for a term of years to be agreed.

RATES

Rateable Value (2005 List): TBC
Rates Payable (2008/2009): TBC

COSTS

Each party to bear their own legal costs incurred in drafting and executing the lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Newcastle Office on 0191 232 7030 or our joint agents King Sturge on 0191 255 4488.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

(24.06.08/AM)
A-U02(72)



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