

lot 68

Wayfarer Point, Wayfarer Road
Sunderland, Tyne & Wear SR5 3XA

Vacant
Possession

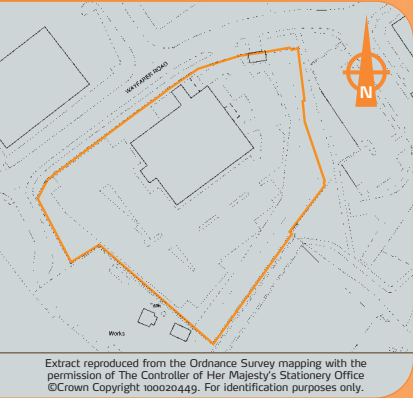
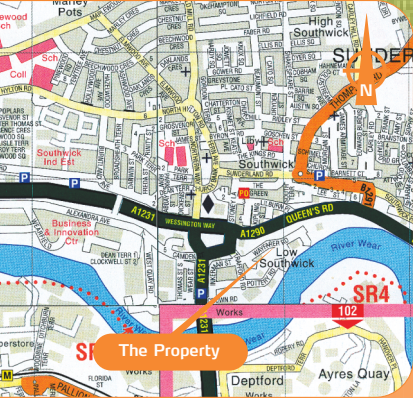
Modern Freehold Office/Call Centre

- Substantial building with capacity for 325 call centre workstations
- Approximately 2,082.50 sq m (22,416 sq ft) and 0.71 hectares (1.75 acres)
- 300 metres from Wessington Way (A1231) providing direct access to A19 and A1(M)

- Nearby occupiers include Peugeot, Plumbase, Hi-Q and Screwfix
- Large on-site car park for 151 cars
- Six Week Completion Period Available



On the instructions of
J Pitt and B Moon
acting as Joint Fixed
Charge Receivers



Location

Miles: 11 miles south east of Newcastle upon Tyne
7 miles south of South Shields
Roads: B2189, A1231
Rail: St Peter's Metro Station
Air: Newcastle Airport

Situation

The property is situated on the western side of Wayfarer Way, some 2 miles east of Sunderland City Centre and 300 metres from Wessington Way (A1231) which provides direct access to the A19 and A1(M). Nearby occupiers include Peugeot, Plumbase, Hi-Q, Screwfix and International Automotive Components (IAC).

Description

The property comprises a modern two storey office/call centre building comprising a reception area and office/call centre accommodation on ground and first floors. The property benefits from suspended ceilings, an 8-person lift, air conditioning, shower facilities, CCTV and a large on-site car park for 151 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Reception	36.65 sq m	(395 sq ft)	VACANT POSSESSION
Ground	Office/Call Centre	1,021.23 sq m	(10,992 sq ft)	
First	Office/Call Centre	1,024.62 sq m	(11,029 sq ft)	
Totals		2,082.50 sq m	(22,416 sq ft)	

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

BNP Paribas Real Estate UK
One Trinity Gardens, Broad Chare,
Newcastle upon Tyne NE1 2HF.
Tel: +44 (0)191 227 5737.
Email: aidan.baker@bnpparibas.com
Ref: Aidan Baker.

Solicitors:

Addleshaw Goddard LLP
100 Barbirolli Square, Manchester M2 3AB.
Tel: +44 (0)161 934 6206.
Email: jennifer.riley@addleshawgoddard.com
Ref: Jennifer Riley.