

Lot 15

VACANT POSSESSION

Waterside House, Sunderland Enterprise Park,
Sunderland, SR5 2TZ

Freehold Modern Office offered with Vacant Possession



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant |
|---------------|--------|-------------------------|-----------------------|-------------------|
| Ground | Office | 1,135.99 sq m | (12,228 sq ft) | VACANT POSSESSION |
| First | Office | 1,136.85 sq m | (12,237 sq ft) | |
| Second | Office | 1,138.38 sq m | (12,253 sq ft) | |
| Totals | | 3,411.22 sq m | (36,718 sq ft) | |

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Key Details

- Vacant Possession, occupied until recently by the Secretary of State and Local government
- Established business park location, 2 miles from city centre
- Modern office building providing 3,411 sq m (36,718 sq ft) of accommodation
- Approximate site area of 0.725 ha (1.791 ac), providing approximately 174 car parking spaces
- Asset management Opportunity

Location

Miles: 13 miles north-east of Durham
14 miles south-east of Newcastle
Roads: A1231, A19, A690, A1018, A1(M)
Rail: Sunderland Railway Station
Air: Newcastle International Airport

Situation

The property is situated approximately 2 miles to the west of Sunderland City Centre. The A1231 lies immediately to the north of the business park providing links from the city to the A19. The Northern Spire Bridge crossing the River Wear is less than half a mile to the west and provides links over the River, especially between the Port of Sunderland and the city centre. Nearby occupiers include Royal Mail, Sainsbury's, Berghaus, Screwfix and Jewson.

Description

The property comprises a three storey office building and benefits from suspended ceilings, raised floors, air conditioning, Floor to ceiling height of 2.98m, 2 passenger lifts, WC's on all floors and parking for approximately 174 cars. The property comprises an approximate site area of 0.725 hectares (1.791 Acres) with an approximate site coverage of 20%.

Tenure

Freehold.

VAT

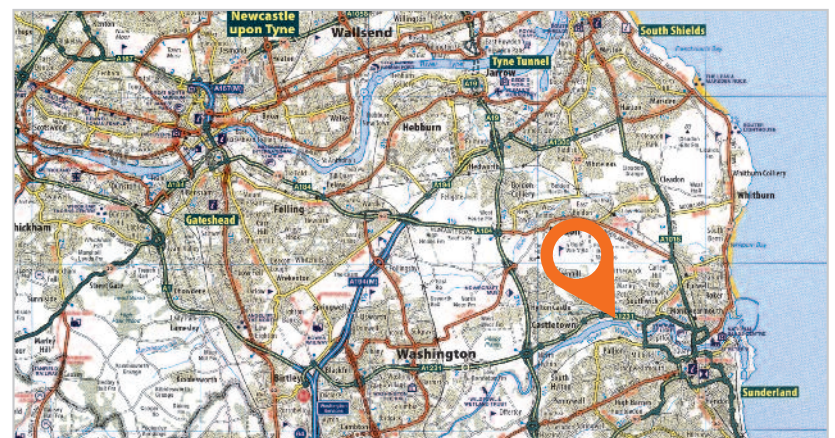
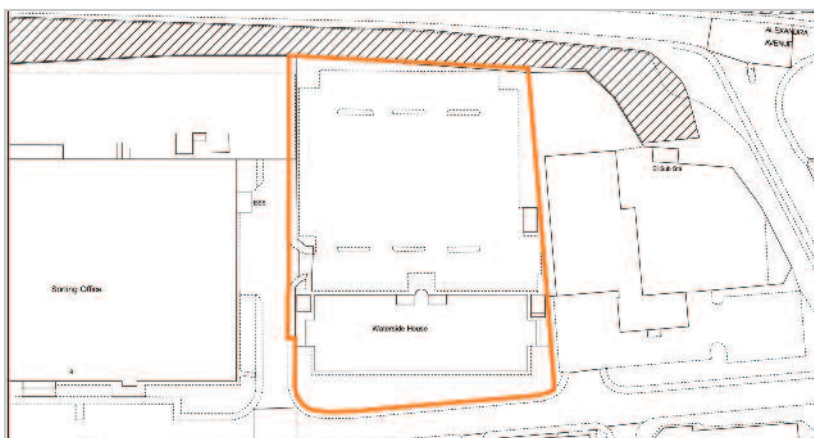
VAT is applicable to this lot.

Four Week Completion

Energy Performance Certificate

Band C. See legal pack.

Historic Photograph



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