

Introductory Details



TO LET or FOR SALE

Waterside House,
Wearfield, Sunderland, SR5 2TZ



High Quality Grade A office Suites

Available from 581 sq. ft. - 36,718 sq. ft. (54 – 3,411 sq. m.)

- Versatile, open plan accommodation
- Major refurbishment programme
- Small suites available
- Communal break out and kitchen facilities
- Meeting rooms available for hire
- Generous on site car parking

LOCATION

Waterside House is located on Sunderland Enterprise Park to the west of Sunderland city centre and benefits from superb views over the River Wear.

Sunderland is well connected with easy access to both the A19 and A1(M). Sunderland rail station connects the city to Newcastle, Durham and London Kings Cross. The Tyne & Wear Metro system has direct services to Newcastle International Airport as well as the wider region.

DESCRIPTION

Waterside House to undergo a comprehensive refurbishment to provide modern, open plan accommodation with high quality finishes throughout and excellent natural light.

The accommodation benefits from the following:

- Comfort Cooling System
- Fully refurbished building including communal areas, offices, kitchen area and meeting rooms
- Raised access floors
- Excellent connectivity of up to 100 gigabit internet line installed and ready to use through IT partner, Aspire Technology.
- Generous car parking provisions
- LED Lighting
- Onsite electric charge points
- Attractive light spaces with views over the River Wear.

Images showing the proposed refurbishment



ACCOMMODATION

A variety of difference size suites are available, from small suites of 581 to entire floors of 12,253 sq.ft.

Description	m ²	sq ft
Ground Floor, Suite 1	207	2,228
Ground Floor, Suite 2	115	1,238
Ground Floor, Suite 3	54	581
Ground Floor, Suite 4	140	1,506
Ground Floor, Suite 5	499	5,371
First Floor	1,137	12,237
Second Floor	1,138	12,253
Total	3,290	35,414

The Second and Third Floors can be sub-divided to provide a variety of different sized suites.

Please note the above schedule of areas is based upon the refurbishment proposals and excludes communal kitchen/breakout on the ground floor. The total NIA of the building before refurbishment is 36,718 sq. ft.

RENT

The rent for each suite is £10.50 per sq. ft. per annum, excusive of VAT.

RATING

According to the VOA website, the rateable value reflects £4.26 per sq. ft. payable based on the 2019/2020 multiplier of £0.504. However, all interested parties should satisfy themselves in respect to the precise rates payable.

LEASE TERMS

The accommodation is available by way of a new effective FRI lease. The ground floor units are available on flexible terms.

SALE PRICE

Alternatively our client will consider selling the freehold of the entire property unrefurbished at a price of £1,500,000 (One Million Five Hundred Thousand Pounds)

VAT

Unless otherwise state, all prices and rents are quoted exclusive of Value Added Tax (VAT) at the prevailing rate. Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

SERVICE CHARGE

In addition to the rent, a service charge will be recoverable from the tenant for the maintenance and upkeep of the areas.

EPC Rating

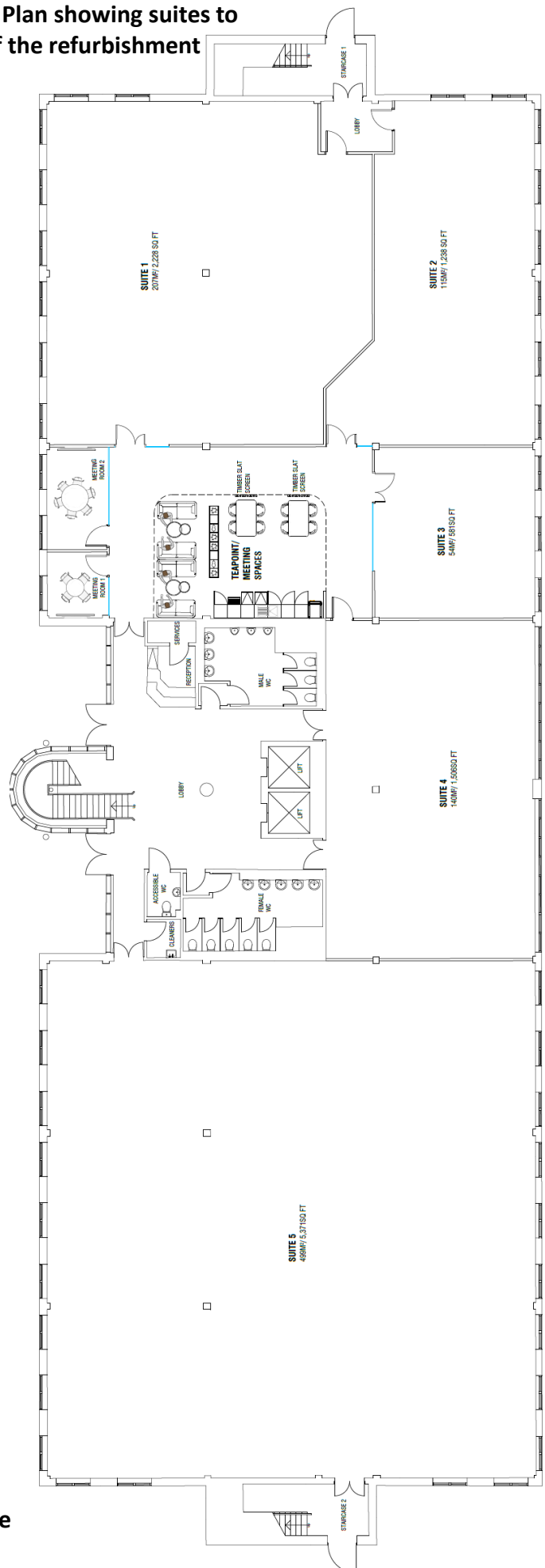
The Accommodation has a EPC rating of C(69). Further details can be provided on request.

VIEWING

Strictly by appointment through Knight Frank or our joint agent, Cushman Wakefield

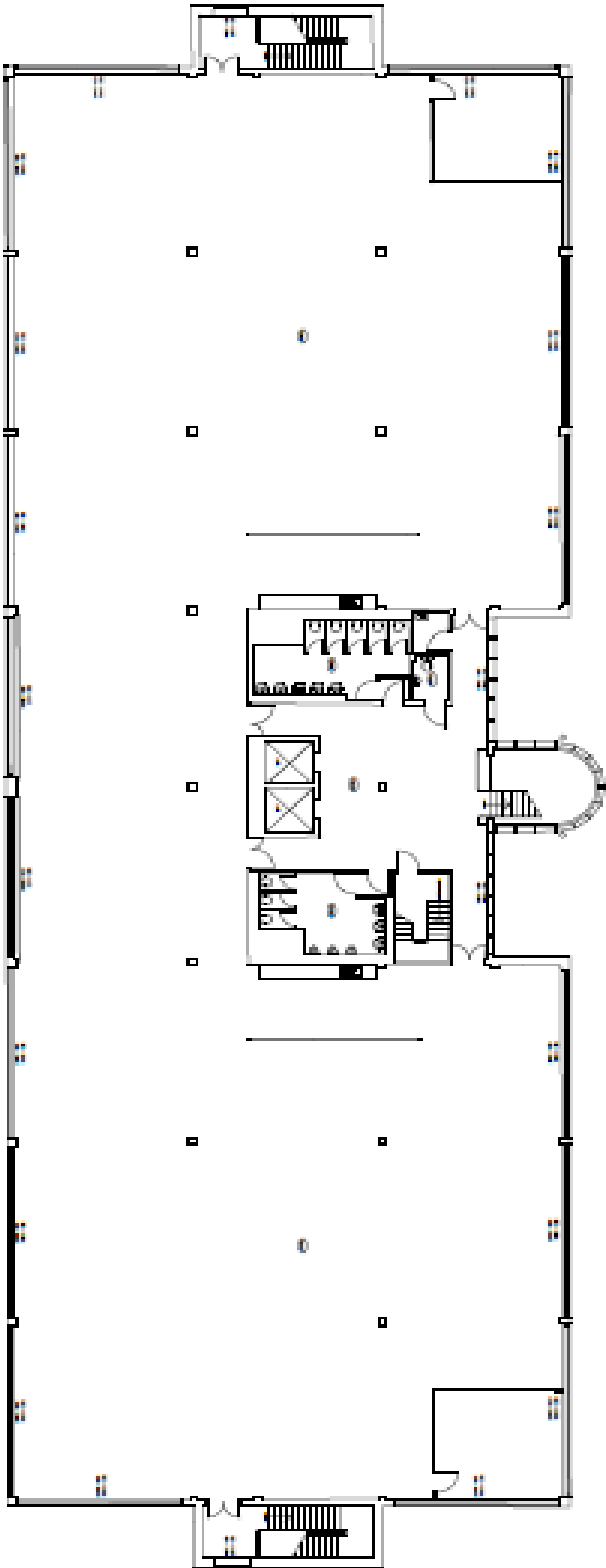


Indicative Ground Floor Plan showing suites to be created as part of the refurbishment

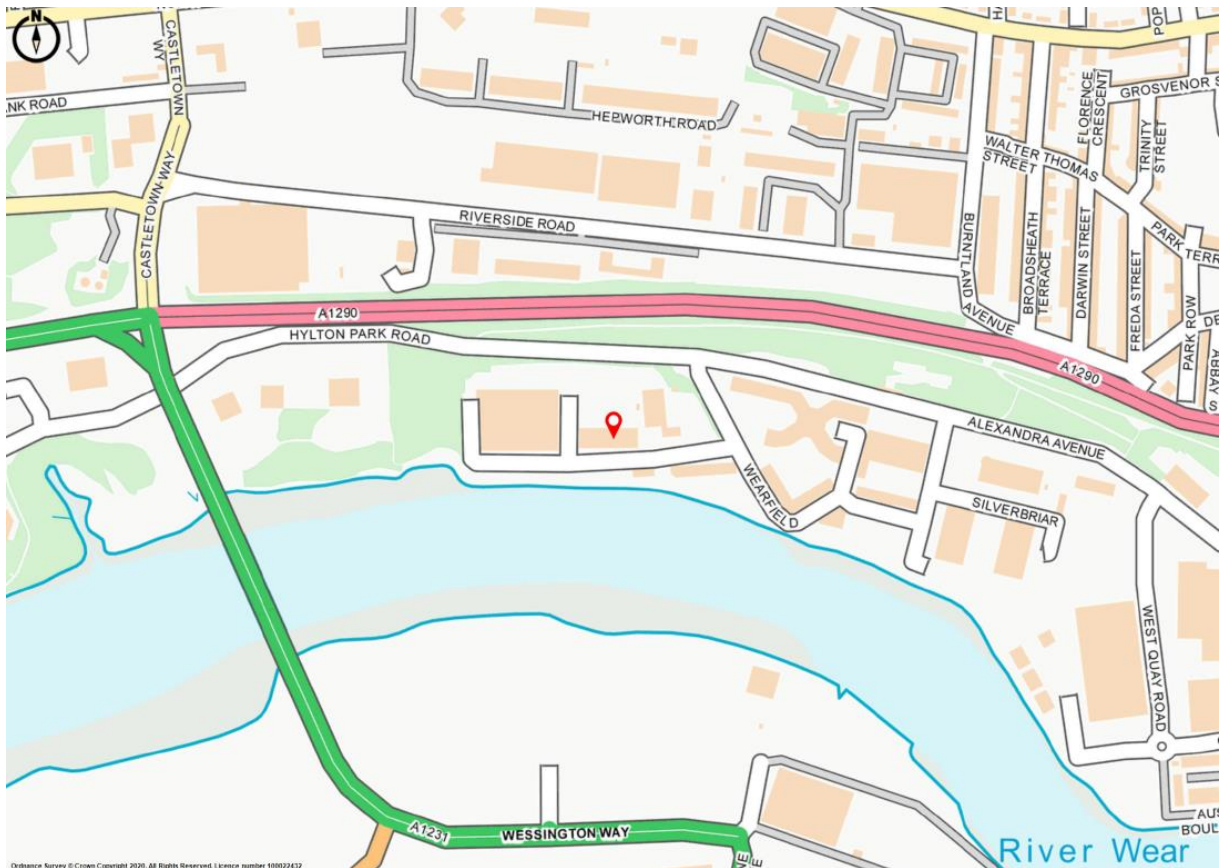


Not to Scale

Typical Upper Floor Plan



Not to Scale



For further details please contact:

Particulars - Updated April 2021
Images – Updated April 2021



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Subject to Contract

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