

Self-Contained Offices To Let

Hylton Park, Hylton Park Road,
Sunderland, Tyne and Wear, SR5 3HD



Office Units from 2,033 – 5,632 sq. ft

- Own Front Door Office
- On site parking
- Kitchen Facility
- Partitioned Meeting Rooms
- Bespoke Refurbishment Opportunity

SITUATION

Situated on the north side of the River Wear, Hylton Park benefits from superb views over the River Wear and is situated within walking distance of Hylton Riverside Retail Park, providing a comprehensive mix of both retail and leisure amenities.

The area is well connected and provides easy accessibility to both the A19 and A1(M), Sunderland Rail Station, the Tyne & Wear Metro System and Newcastle International Airport, providing regional, national and international transport routes.

DESCRIPTION

Hylton Park comprises three office pavilions on two levels. The self-contained units are suitable for a variety of high-tech and office users providing an open plan layout around a central service core. All units have allocated on-site car parking within an attractive landscaped setting.

The units offer the following specification :

- Cat II Lighting
- Suspended Ceiling
- Open Plan Layout
- WC Facilities
- Kitchen Facilities
- Car Parking

ACCOMMODATION

Net internal areas:

Unit	Sq M	Sq Ft
Unit 1A	523.23	5,632
Unit 3B	261.33	2,813
Total	784.56	8,445

For further details please contact:



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TERMS

The units are available on a new internal repairing and insuring leases for a term of years to be agreed at a rent of £11.00 per sq. ft.

ESTATE CHARGE

The estate charge for year ended 2023 totals £0.53 per sq. ft. The charge covers the cost of all external maintenance of the property and estate.

RATEABLE VALUE

Interested parties are advised to make enquires with Sunderland City Council to verify the current rates payable.

EPC

The available units have the following EPC ratings:

Unit	Rating
Unit 1A	C (64)
Unit 3B	D (79)

LEGAL COSTS

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

VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.