

Office To Let



Camberwell House, Camberwell Way,
Doxford International Business Park,
Sunderland, SR3 3XN



6,000 – 39,900 sq. ft. - Offices to Let

- Open Plan Floor Areas
- Canteen Facility
- Comfort Cooling
- On site parking provision
- Excellent public transport link

SITUATION

Camberwell House is located on Doxford Business Park, one of the North East's largest business parks which benefits from being positioned on the A19/A690 junction approximately 4 miles South West of Sunderland City Centre, 10 miles North East of Durham and 13 miles South East of Newcastle. Doxford is easily accessible given it is well served by local bus routes and has fantastic onsite parking provision.

The business park is home to national and international companies including EDF Energy, EE, Barclays, Regus and Royal Mail, as well as retailers including Greggs and Subway, and leisure providers David Lloyd.

The subject property is not within the main office park, it is located in an adjacent and less prominent mixed office/industrial area of Doxford Business Park.

DESCRIPTION

Camberwell House comprises a three-storey office development, which forms part of a wider distribution warehouse. The property features a triple height atrium with ceramic floor tiles and a spiral staircase.

The ground floor space comprises a number of cellular office suites and a large canteen and breakout space. The first and second floors primarily offer open plan office space offering occupiers the scope to reconfigure the space to suit their specific requirements.

The property provides the following specification:

- Comfort cooling
- Suspended ceiling
- LED and fluorescent strip lighting
- Partitioned meeting rooms
- Male, female and disabled WC's on each floor
- Floor boxes
- Two passenger lifts
- Kitchen/canteen facilities

For further details please contact:



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ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
Ground	1,235.6	13,300
First	1,235.6	13,300
Second	1,235.6	13,300
Overall	3,706.8	39,900

RENT

£7.00 per square foot, per annum exclusive of VAT.

SERVICE CHARGE

A service charge is payable to cover costs of the maintenance of the common areas and the external of property.

BUSINESS RATES

Based on the rateable value for the property, we estimate that the rates payable will equate to £4.22 per sq. ft.

EPC

The property has an EPC rating of C (74).

LEGAL COSTS

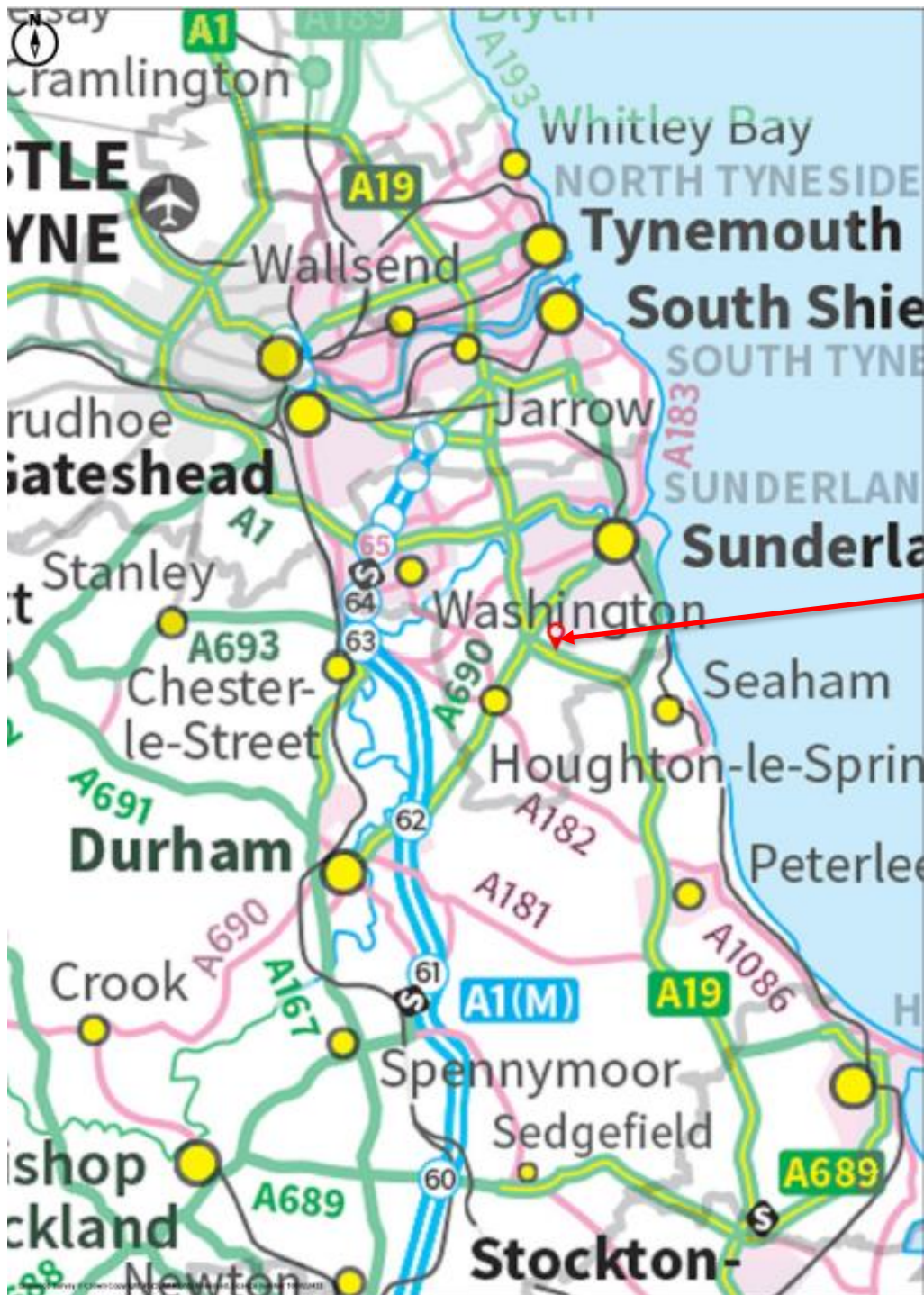
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Value Added Tax (VAT) is payable on all quoted costs.

VIEWING

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



Camberwell House

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