

QUAY WEST BUSINESS VILLAGE

Sunderland | SR5 2AS

OFFICE TO LET

From 575 sq. ft
Self contained space



quaywestsunderland.co.uk | T: 0191 269 9944



ABOUT

QUAY WEST BUSINESS VILLAGE



Quay West Business Village is Sunderland's leading enterprise space where ambitious start-up businesses and global brands mix successfully to utilise 100,000 sq. ft. of creative and cutting edge commercial space.

The Business Park not only offers a great working environment but is an easily accessible creative and quality office space in stunning surroundings, coupled with access to top-class amenities nearby.



5 CROWN ROAD

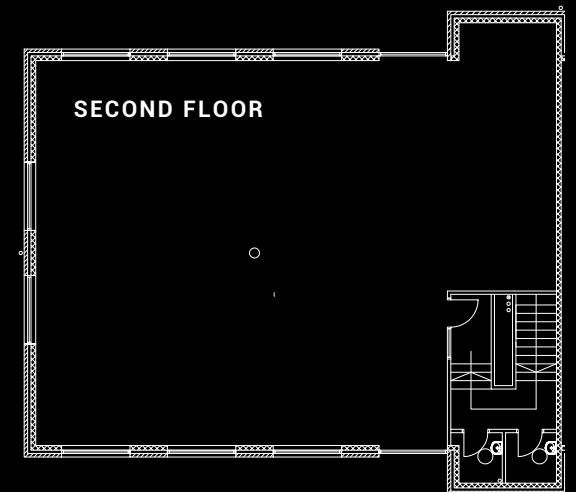
AVAILABLE SPACE: 1,800 SQ. FT

- Eligible for business rates relief.
- 1,800 sq. ft of high quality, modern space located on the first floor.
- Generous allocated and visitor on-site parking.
- Located just off Wessington Way (A1231) and close to Sunderland city centre.
- Situated on an established business park.
- Generous rent free periods.
- **Rent from £21,650 p.a.**



SPECIFICATION:

- Own front door office.
- Allocated parking.
- Ample visitor parking.
- Flexible terms.
- Suspended ceilings.
- Central heating system.
- 24 hour security and maintenance.
- Contemporary hardware, fixtures and fittings.
- Fibre coming soon.



10 PICKERSGILL COURT

AVAILABLE SPACE: 1,800 SQ. FT

- Eligible for business rates relief.
- This office space is located on the ground floor, designed with flexibility and business growth in mind.
- These office types provide flexible working solutions and can be of bespoke design to ensure best use for your business.
- Generous rent free periods.
- **Rent from £21,600 p.a.**



SPECIFICATION:

- Own front door office.
- Allocated parking.
- Ample visitor parking.
- Flexible terms.
- Suspended ceilings.
- Central heating system.
- 24 hour security and maintenance.
- Contemporary hardware, fixtures and fittings.
- Fibre coming soon.



6 CROWN ROAD

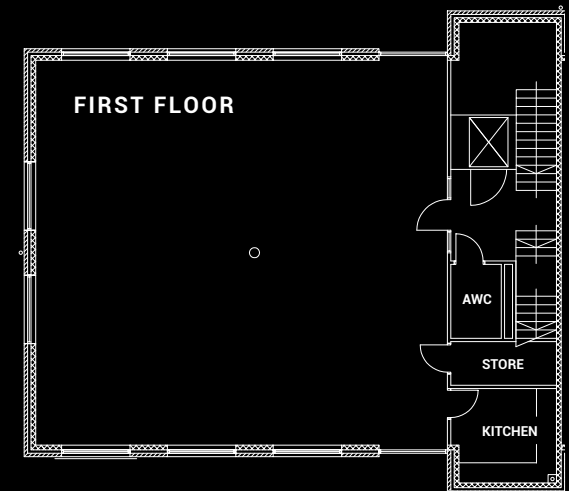
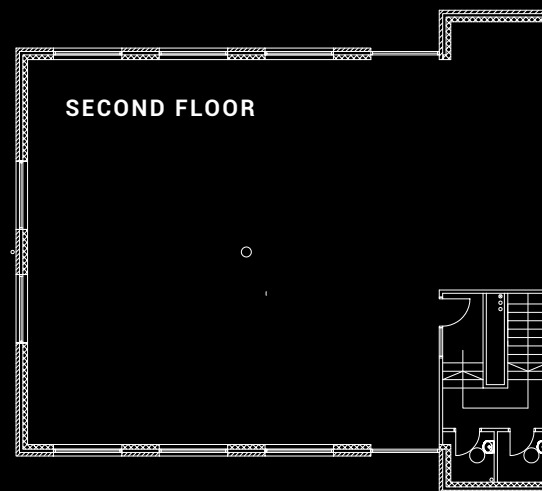
AVAILABLE SPACE: 3,600 SQ. FT

- Generous rent free periods.
- Up to 3,600 sq. ft of office space set over two floors available to let at Quay West Business Village (minimum space of 1,800 sq. ft).
- Generous allocated and visitor on-site parking.
- These office types provide flexible working solutions and can be of bespoke design to ensure best use for your business.
- Full refurb available.
- **Rent from £36,000 p.a.**



SPECIFICATION:

- Own front door office.
- Allocated parking.
- Ample visitor parking.
- Flexible terms.
- Suspended ceilings.
- Central heating system.
- 24 hour security and maintenance.
- Contemporary hardware, fixtures and fittings.
- Fibre coming soon.



9 AUSTIN BOULEVARD

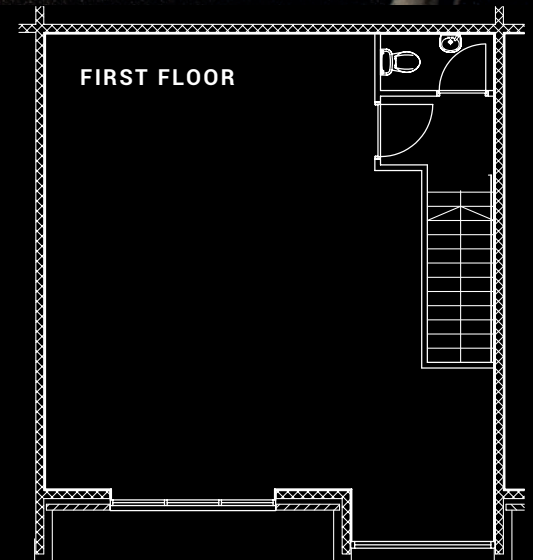
AVAILABLE SPACE: 575 SQ. FT

- 100% business rates relief.
- 575 sq ft of first floor office suite available at 9 Austin Boulevard, Quay West.
- The suite comes with kitchen facilities, a meeting room/management office, riverfront unit with views over the Wear and ample parking.
- Located just off Wessington Way (A1231) and close to Sunderland city centre.
- Rent free periods available.
- **Rent from £6,900 p.a.**



SPECIFICATION:

- Own front door office.
- Allocated parking.
- Ample visitor parking.
- Flexible terms.
- Suspended ceilings.
- Central heating system.
- 24 hour security and maintenance.
- Contemporary hardware, fixtures and fittings.
- Fibre coming soon.



9 PICKERSGILL COURT

AVAILABLE SPACE: 1,800 SQ. FT

- Eligible for business rates relief.
- 1,800 sq ft ground floor office suite available at 9 Pickersgill Court, Quay West.
- High quality, modern own front door office space with generous allocated and visitor on-site parking.
- Located just off Wessington Way (A1231) and close to Sunderland city centre.
- Established Business Park.
- Rent free periods.
- **Rent from £21,600 p.a.**



SPECIFICATION:

- Own front door office.
- Allocated parking.
- Ample visitor parking.
- Flexible terms.
- Suspended ceilings.
- Central heating system.
- 24 hour security and maintenance.
- Contemporary hardware, fixtures and fittings.
- Fibre coming soon.



LOCATION

QUAY WEST BUSINESS VILLAGE



The Business Village itself includes its own catering deli-café serving breakfasts and lunches to busy office workers. Located minutes away is Sunderland Enterprise Park which has a wide selection of well-known shops, stores and supermarkets including Sainsbury's.

Hylton Riverside Retail Park lies 1 mile to the west. Liberty Brown, The Grange Hotel and the Italian Kitchen are three of the many popular restaurants situated nearby, together with a Premier Inn and Hilton Garden Inn Hotel.

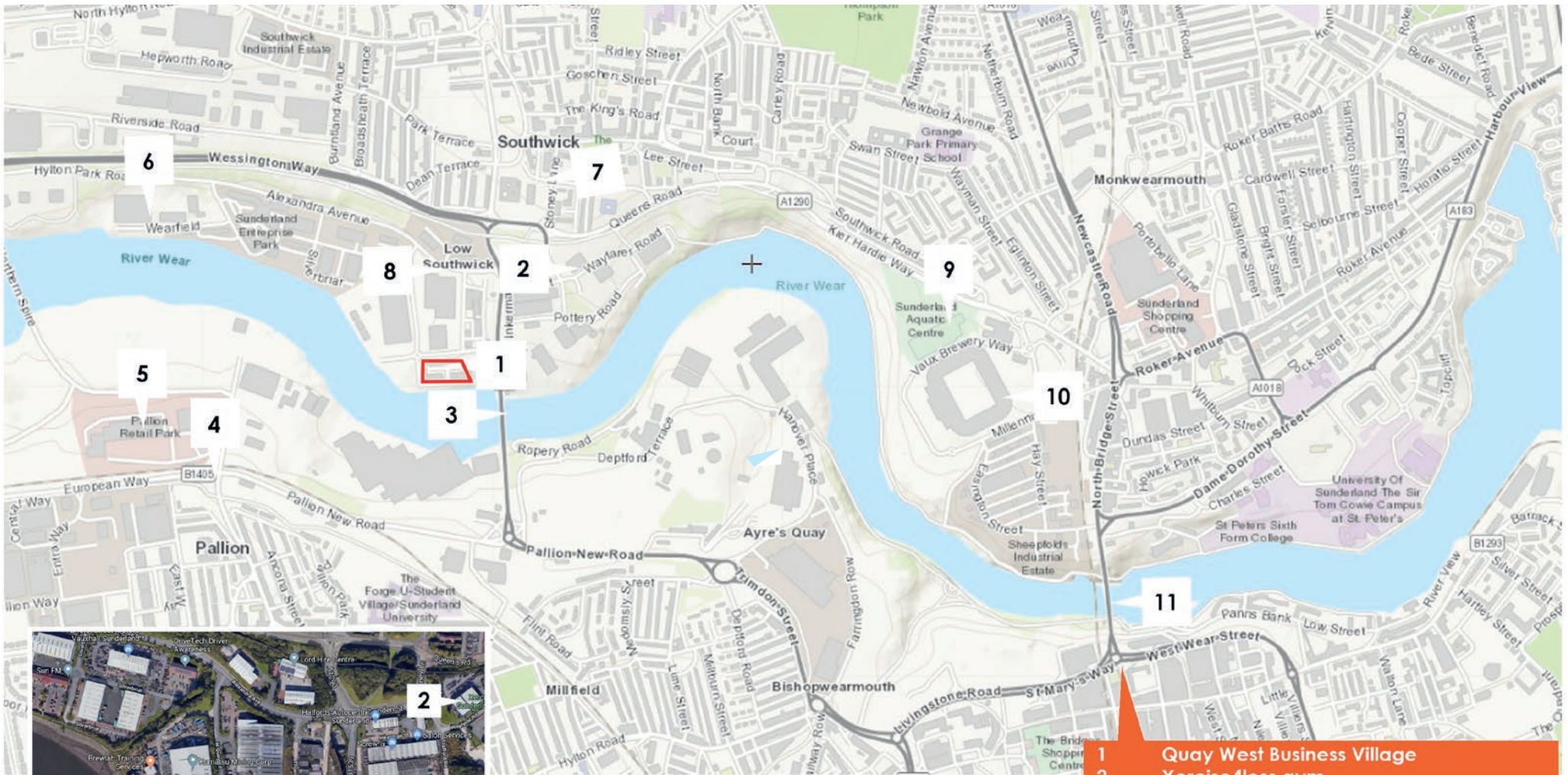
Sunderland Aquatic Centre and Stadium of Light are within 1.5 miles to the east, while Sunderland City Centre is 2 miles to the south east.

Located with stunning surroundings, situated on the River Wear, between the Queen Alexandra Bridge and the 2018 built Northern Spire Bridge.



AERIAL VIEW / LOCATION

QUAY WEST BUSINESS VILLAGE



- 1 Quay West Business Village
- 2 Xercise4less gym
- 3 Queen Alexandra Bridge

IMMEDIATE AREA

PLACES OF INTEREST

- 1 Quay West Business Village
- 2 Xercise4less gym
- 3 Queen Alexandra Bridge
- 4 20 minute walk to Pallion Metro Station
- 5 Pallion Retail Park
- 6 Hylton Riverside Retail Park
- 7 10 minute walk to Greggs
- 8 3 minute walk to local bus stop
- 9 Sunderland Aquatic Centre
- 10 The Stadium of Light
- 11 Northern Spire Bridge

CONTACT DETAILS

FOR AVAILABLE SPACES



5 Crown Road

Office suite available 1,800 sq. ft.

10 Pickersgill Court

Office suite available 1,800 sq. ft.

9 Pickersgill Court

Office suite available 1,800 sq. ft.

6 Crown Road

Office suite available 3,600 sq. ft.

9 Austin Boulevard

Office suite available 575 sq. ft.

Lease terms

Space is available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated. Rent upon application.

Service charge

A service charge will be levied proportionate to the floor area occupied.

Energy performance certificate

EPC certificate available upon request.

Rateable value

Available on request.

VAT

All prices are deemed exclusive of VAT.

Legal costs

Each party is responsible for their own legal fees incurred.

Misrepresentation Act 1967: Adderstone Management Limited for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Adderstone Management Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Adderstone Management Limited to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. January 2021.

CONTACT

For further information or to arrange a viewing contact our commercial estates team on:

commercialestates@adderstonegroup.com

0191 269 9944



quaywestsunderland.co.uk

