
FOR SALE

Houghton House
Emperor Way, Sunderland SR3 3XW

Prominent roadside office

47,706 Sq Ft
(4,432 Sq M)



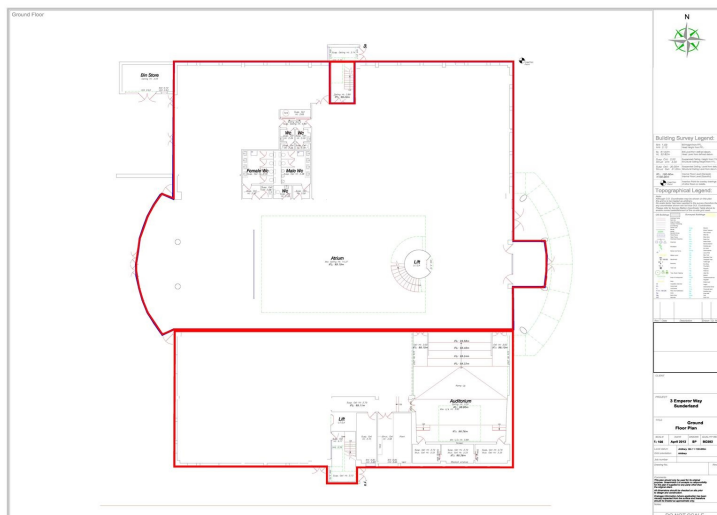
DESCRIPTION

Houghton House comprises a prestigious headquarter office building constructed of steel frame with glazed and stone clad elevations.

It provides extensive office accommodation arranged over three floors around a stunning central atrium. Accommodation is mostly open plan, but with partitioned boardroom and meeting rooms.

The property also benefits from a tiered lecture theatre and fully fitted canteen facilities together with 233 dedicated on site car parking spaces.

- ✓ Tiered lecture theatre
- ✓ Currently generating income from car parking licences.
- ✓ 8 person feature passenger lift
- ✓ Raised access floors throughout
- ✓ Clear floor to ceiling height of 2.7m





ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second Floor	15,414	1,432
First Floor	15,177	1,410
Ground Floor	17,115	1,590
Total	47,706	4,432

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Ground Floor- £167,000

1st and 2nd floor- £260,000

TERMS

Offers are sought in the region of £1,000,000 (One million pounds) subject to contract and exclusive of VAT, reflecting a low capital value of £20.96 psf.

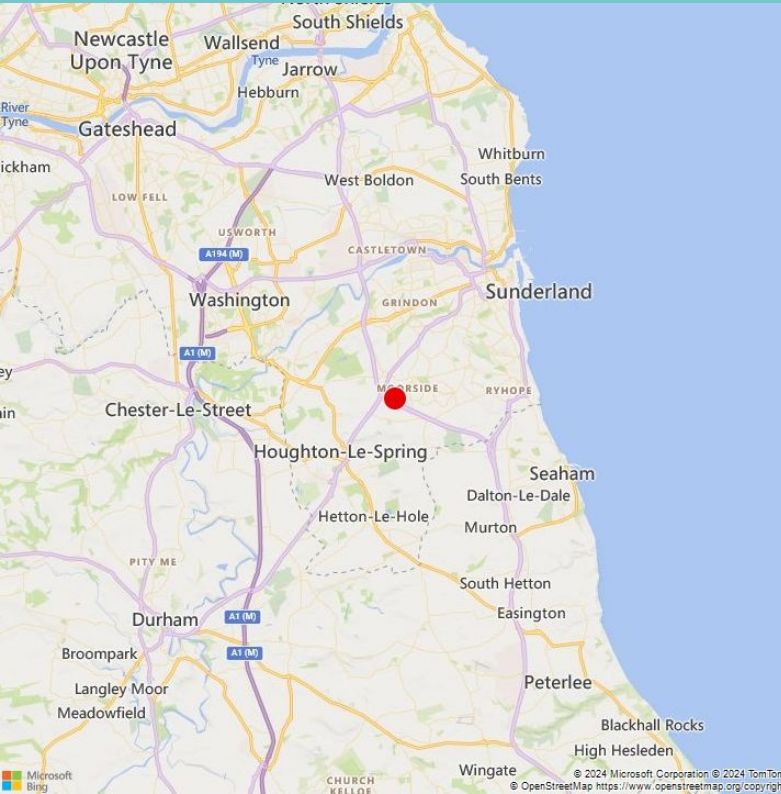


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LOCATION

Doxford International Business Park, a prestigious 50 hectare development, is located at the junction of the A19 and the A690 on the outskirts of Sunderland.

Houghton House is located in a prominent position at the junction of City Way and Emperor Way at the gateway to the business park.



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Regulated by RICS 14-May-2024

VIEWING & FURTHER INFORMATION

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