

# HOUGHTON HOUSE

Emperor Way  
Doxford International Business Park.  
SR3 3XW



HOUGHTON HOUSE

# FOR SALE/TO LET

## 4,432 sq m (47,706 sq ft)

### Headquarters Office Building

#### 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.

Doxford has firmly established itself as one of the region's leading locations for corporate headquarters of financial and customer services. It benefits from leading edge telecommunication facilities and around 8,000 people are now employed by a range of blue chip companies including Gentoo, Royal mail, Regus, Barclays Bank PLC and Nike.

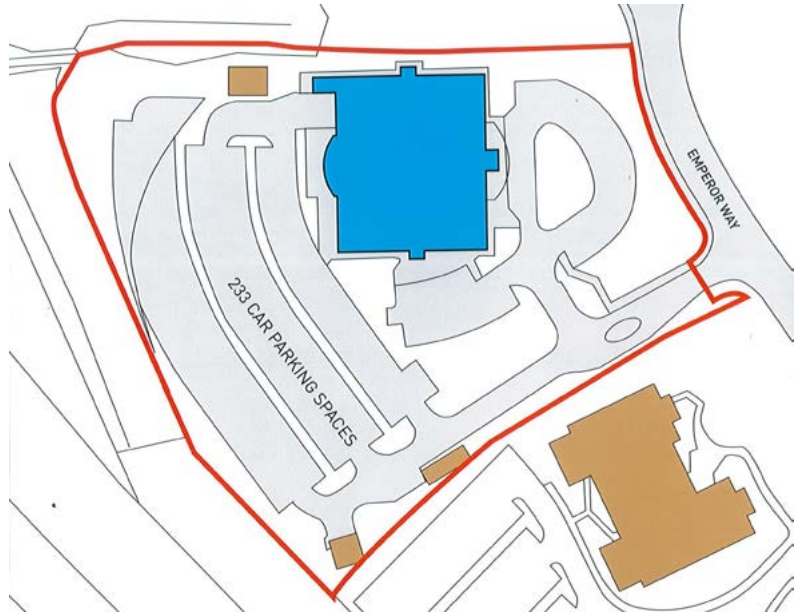
Houghton House is located in a prominent position at the junction of City Way and Emperor Way at the gateway to the business park.



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## DESCRIPTION

Houghton House comprises a prestigious headquarters building constructed of steel frame with glazed and stone clad elevations. Houghton House provides Grade A office accommodation over three floors. Office space is arranged around a central atrium and access is via a spacious reception and feature lift facility. Accommodation is mostly open plan, but with partitioned boardroom and meeting rooms.



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## SPECIFICATION

- Tiered lecture theatre
- Fully fitted kitchen and canteen facilities
- 8 person feature passenger lift
- Raised access floors throughout
- Suspended ceilings
- Recessed LG3 lighting
- Clear floor to ceiling height of 2.7m
- Male and female toilet facilities on each floor
- Air conditioned

## SCHEDULE OF SIZES

	SQ M	SQ FT
Ground Floor	1,590	17,115
First Floor	1,410	15,177
Second Floor	1,432	15,414
<b>Total</b>	<b>4,432</b>	<b>47,706</b>

EXTERNALLY 233 car parking spaces

