

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.

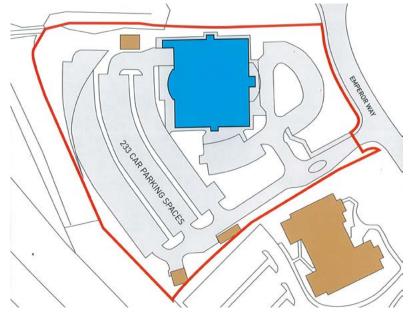
Houghton House is located in a prominent position at the junction of City Way and Emperor Way at the gateway to the business park.



HOUGHTON HOUSE

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.







HOUGHTON HOUSE

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

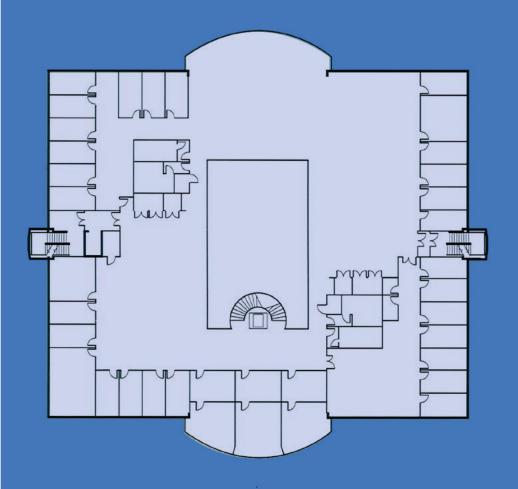
Total	4,432	47,706
Second Floor	1,432	15,414
First Floor	1,410	15,177
Ground Floor	1,590	17,115
	SQ M	SQ FT

EXTERNALLY 233 car parking spaces













TRAVEL DISTANCES

Sunderland City Centre 4.5 miles

Newcastle City Centre 13.5 miles

Newcastle International Airport 22 miles

8.5 miles **Durham**

Durham Tees Valley Aiport 32 miles



PRICE/RENT Upon application.

RATEABLE VALUE

Description: Rateable Value:

VAT

All prices quoted are exclusive of VAT chargeable at the current rate.

- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that the matters have been properly dealt with and that all information is correct.



Neil Osborne