

FOR SALE / TO LET

Fully refurbished self-contained office building
from **729.10 sq m** (7,848 sq ft) to **3,222.08 sq m** (34,683 sq ft)



1 VICTORY WAY
DOXFORD

International Business Park SR3 3XL

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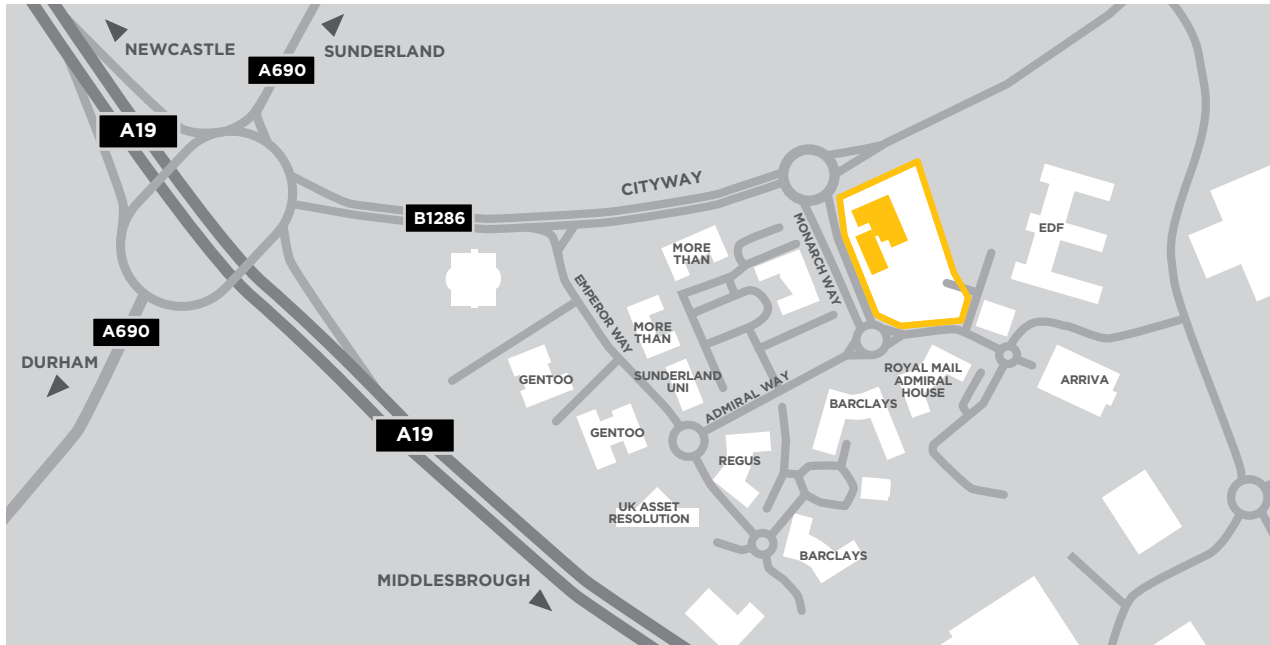
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LOCATION

Doxford International is the premier business park in the City of Sunderland region, located at the junction of the A19 and A690 on the south western fringe of Sunderland city centre. The estate provides circa 1.35M sq ft of high specification office space constructed in the mid to late 1990s, on a site of approximately 34 hectares (85 acres). Doxford boasts a strong line up of national and international corporate occupiers, including Barclays, More Than, EDF Energy, Sunderland City Council, Arriva plc, Royal Mail, Northern Rock Asset Management, Everything Everywhere, Nike and the Gentoo Group.

The estate benefits from excellent road communications, being situated at the junction of the A19 and A690, with the B1286 running along the northern edge of the site. Doxford is also served by a total of 11 bus routes, connecting the park directly to Sunderland, Newcastle upon Tyne, Durham, Hartlepool and the wider Wearside region. International communications are provided by Newcastle and Teesside International Airports, both located within 30 minutes' drive time.



SITUATION

The subject property faces the main entrance to Doxford International Business Park, providing highly visible frontage onto the B1286 City Road which links Doxford to A19 to the west and Sunderland to the east, as well as the main circulation routes through the estate.

Nearby facilities serving the park include a large Virgin Active healthcare club incorporating swimming pools and racquet courts immediately to the east of the estate. On site, a retail block including a Greggs and Subway compliments staff restaurants and canteens within many of the office buildings.



DEMOGRAPHICS

- 1.77 million people live within 15 mile (30 minute) radius of Doxford international, two-thirds (1.1 million) of these being of working age. (ONS, Mid-Year Population Estimate, 2020)
- There are 67,175 people actively seeking work within 15 mile radius (almost 12,000 people within a 5 mile radius). (Nomis claimant count data, August 2021)
- There are 91,660 students at the four Universities located within a 15 mile radius (Sunderland, Durham, Newcastle and Northumbria) (HESA, 2020). Durham – which has 19,520 students, is a significant source of employees at Doxford-based companies.
- The comparatively low cost of living helps keep wage rates at a competitive level. On average wages in the city are just 88% of the national average. (ONS, Annual Survey of Hours & Earnings, Workplace Data, 2020)
- Average house prices in the region of 48% of the national average, 37% of the South East and 26% of Greater London. (RightMove House Pricing Index, August 2021)



DESCRIPTION

The property comprises a high specification office building arranged over three floors. The building is of steel frame construction with brick and attractive glazed elements, surmounted by a pitched profiled metal clad roof.

Internally, the building provides modern office accommodation arranged around a central core and full height atrium within an impressive external landscaped environment. The building has been fully refurbished to a high standard and benefits from raised floors, new comfort cooling, LED lighting and passenger lift serving the upper floors. New WCs including disabled and shower facilities have also been installed.

The accommodation benefits from 168 car park spaces providing an excellent car park ratio of 1:206 sq ft. There are also several electric car charging points.





SPECIFICATION

The building includes:



New suspended ceilings with LED lighting



Kitchenette on each floor



New WCs including touchless taps



New shower facilities



Unique private grounds

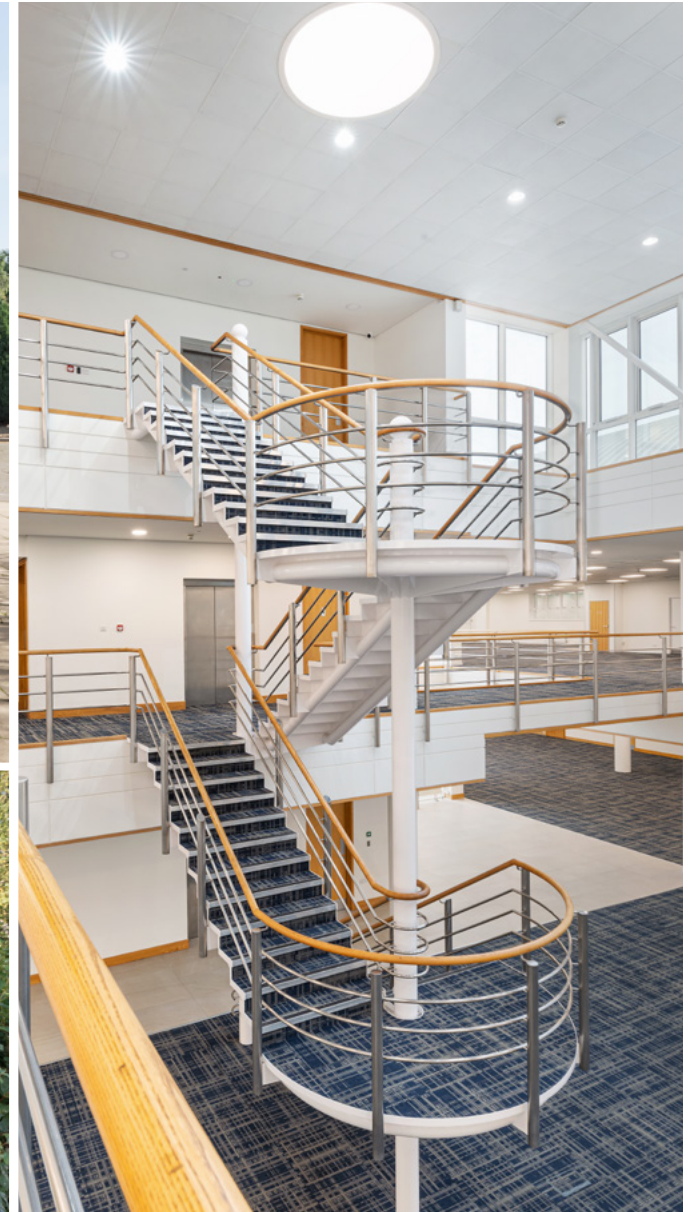


Extensive external amenity space



Ornamental pond and external seating area

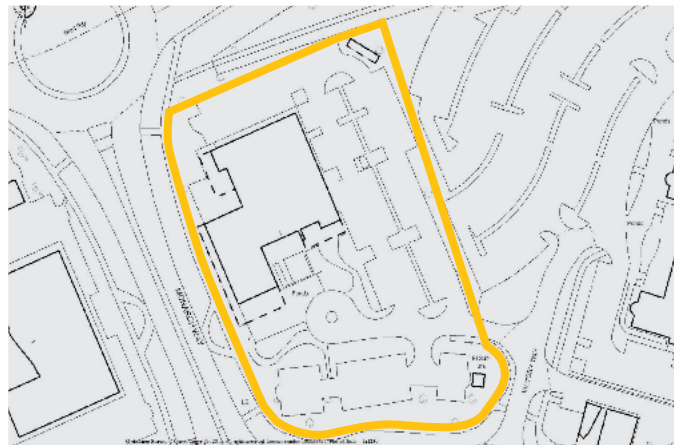




ACCOMMODATION

The property has the following net internal areas:

FLOOR	AREAS (NIA)	
	SQ M	SQ FT
Ground	1,360.55	(14,645)
First	1,132.43	(12,190)
Second	729.10	(7,848)
Totals	3,222.08	(34,683)





EPC

The property benefits from an EPC of C rating and score of 62.

RATEABLE VALUE

The Valuation Office Agency website describes the property within the 2017 Rating List as 'Offices & Premises' with a RV of £272,500.

TERMS

The property is available by way of a new lease for a term to be agreed. Alternatively the property is available long leasehold. Price on application.

VAT

All prices quoted are exclusive of VAT where chargeable.



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VIEWINGS

Strictly by appointment via Joint Agents.



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