

# OFFICES TO LET

From **575 sq. ft.** up to **1,800 sq. ft.** of contemporary office space in a popular business park

## QUAY WEST BUSINESS VILLAGE

Sunderland | SR5 2AS





## ABOUT

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

The business park offers a great working environment providing easily accessible, quality office space in stunning surroundings, coupled with access to top-class amenities nearby.



## LOCATION

Located on the River Wear, between the Queen Alexandra Bridge and the Northern Spire Bridge with easy access into Sunderland city centre.





# AVAILABLE SPACE

Unit	Sq. ft.	Sq. m.
1 Haswell Court, First Floor	575	53
1 Pickersgill Court	1,150	107
14 Pickersgill Court	575	53
15 Pickersgill Court, Ground Floor	575	53
17 Pickersgill Court	1,150	107

- Allocated parking available
- Eligible for 100% business rates relief, subject to criteria set by local authority
- Flexible lease terms and bespoke fit-out designs are available
- Located on an established business park
- Suitable for a variety of businesses



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## CONTACT

For further information or to arrange a viewing, please contact:

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## LEASE TERMS

Space is available by way of a new effective full repairing and insuring lease, for a term to be negotiated. Rent from £12 per sq. ft.

## 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.



**PARKER KNIGHTS**

REAL ESTATE



**ADDERSTONE**

**[adderstongroup.com](http://adderstongroup.com) | T: 0191 269 9944**

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