



Sanderson
Weatherall



TO LET

GRADE A OFFICE ACCOMMODATION

1 Grayling Court, Doxford International Business Park, Sunderland SR3 3XE



Key Points

- **Grade A Office Accommodation**
- **Popular Business Park Location**
- **From 2,787 sq m (30,000 sq ft) to 4,314 sq m (46,439 sq ft)**
- **Asking Rent: £10 per sq ft**
- **Incentives Available**
- **Available To Let by way of a Sublease**

Location

1 Grayling Court is located within Doxford International Business Park on the outskirts of Sunderland City Centre. Doxford International Business Park is an established regional business park offering over 125 acres of office developments home to some of the regions biggest finance, telecommunications and tech companies in the UK including EE Limited, EDF Energy and EDS Secure Data. Doxford also offers an array of amenities including a Gregg's, Subway and David Lloyd Leisure.

The Park is conveniently located just off the A19 which is one of the regions major trunk roads linking York to the South and Newcastle upon Tyne to the North. Public transport links are also plentiful with Go North East and Stagecoach offering regular bus services to Sunderland City Centre and the wider region.

Description

The property offers Grade A office accommodation split over three floors with a large full height reception area to the ground floor and passenger lift access to all floors. The floor plates are predominantly open plan with separate meeting rooms and boardrooms whilst the ground floor benefits from a fully fitted canteen.



Specification

The property benefits from the following specification;

- Fully carpeted raised access flooring
- Air Conditioning throughout providing heating and cooling
- Suspended ceilings incorporating LED lighting on PIR sensors
- WC facilities on all floors
- Cat 6 cabling throughout
- Shower facilities
- Bike storage
- 200 car parking spaces

Accommodation

The property provides the approximate net internal floor areas:

Description	sq m	sq ft
Ground Floor	1,478.00	15,909
First Floor	1,412.79	15,207
Second Floor	1,423.50	15,323
Total	4,314.29	46,439

The accommodation can be split to accommodate size requirements from 2,787 sq m (30,000 sq ft)

VAT

All prices are deemed exclusive of VAT.



Lease Terms

The property is currently let to Bradford & Bingley Plc with the lease expiring on 3 September 2028 and is available to let by way of a sublease for a term of years to be agreed at an asking rent of £10 per sq ft.

Energy Performance Certificate

Band D (97). A full copy of the EPC is available upon request.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value £345,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Sunderland City Council).

Services

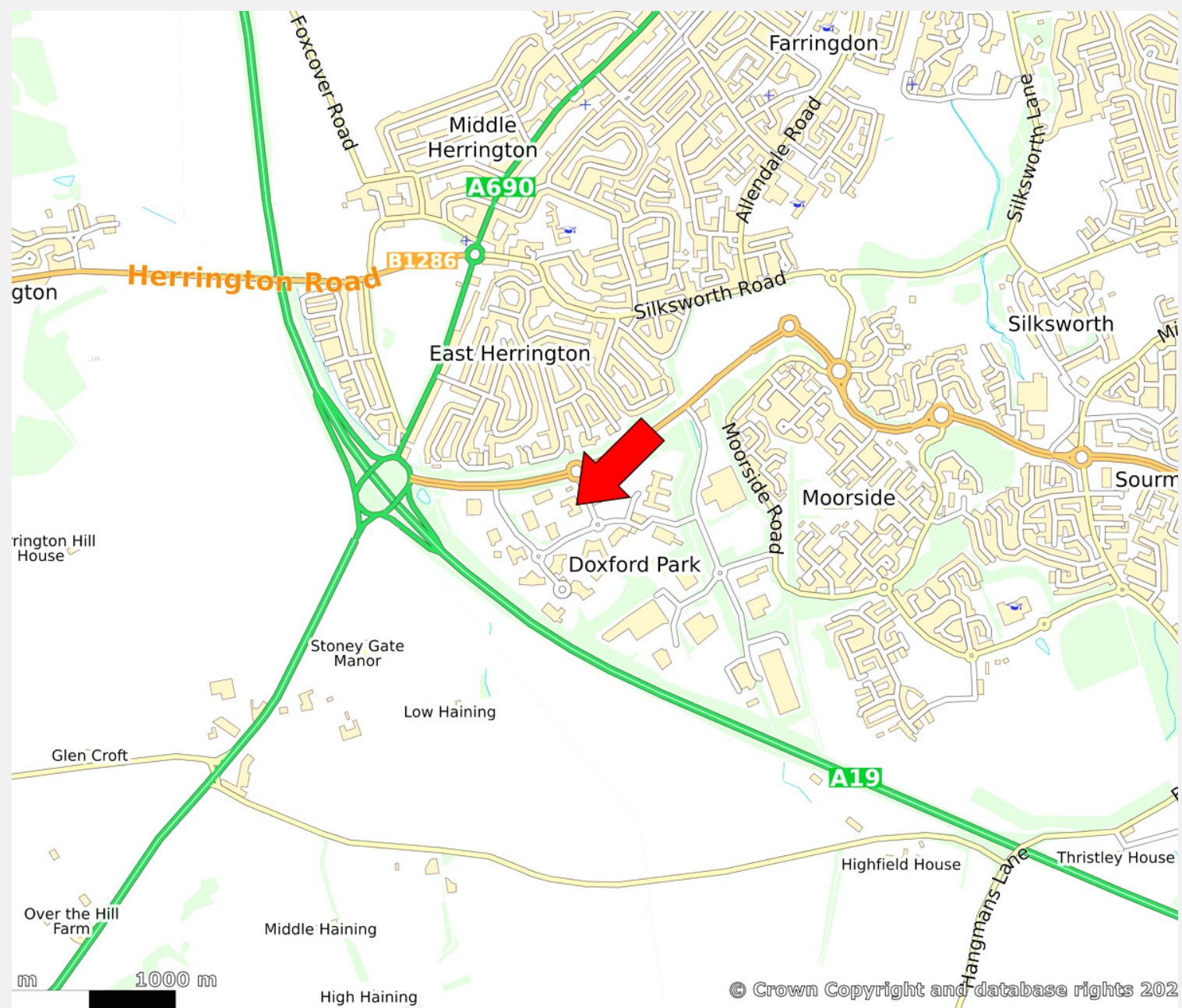
We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Legal Costs

Each party to bear their own legal costs incurred in relation to the transaction of the property with any VAT thereon.



Further Information

Strictly by prior appointment with the agents:

Kevin McGorie
07901 710 671
kevin.mcgorie@sw.co.uk

or

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

Sanderson Weatherall
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

September 2023
230730



Sanderson
Weatherall