



**Unit 8, West Quay Court, Sunderland
Enterprise Park, Sunderland, SR5 2TE**

**Modern extensive factory with offices and yard –
subject to refurbishment**

Get more information

<https://www.avisonyoung.co.uk>

Avison Young

Third Floor
Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ

Office building for lease

Unit 8, West Quay Court, Sunderland Enterprise Park, Sunderland, SR5 2TE

Property Description

The property provides a modern factory unit with extensive office and staff facilities, it is due to undergo a refurbishment programme which a full specification can be provided.

Specification

- Steel frame construction
- AmbiRad heating
- Minimum eaves height of 8.5m
- Loading doors to north, south and west elevations
- Extensive power supply
- Double glazed windows
- Extensive secure yard with separate access
- First floor offices with a mix of separate and open plan
- Canteen and WC facilities
- Car parking for approximately 140 cars

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq ft	Sq m
Production	82,049	7,623
Ground Floor Offices	788	73
First Floor Offices	16,202	1,506
Total	99,049	9,202

Location

The property is located within Hylton Riverside Business Park which is a mixed use estate housing industrial and office properties alongside retail and leisure uses.

West Quay Court is located on the north bank of the River Wear to the junction of West Quay Road and Crown Road on the Sunderland Enterprise Park. The site overlooks the river and is approximately 1 mile west of Sunderland City Centre. It benefits from excellent transportation links with the A19 approximately 1 mile to the west via the A1241 Wessington Way.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

Rates

From April 2023
Rateable Value: £377,500
Rates Payable: £193,280

EPC

Please contact the agents for further details

Tenure

To be let on a full repairing and insuring lease for a term of years to be agreed.

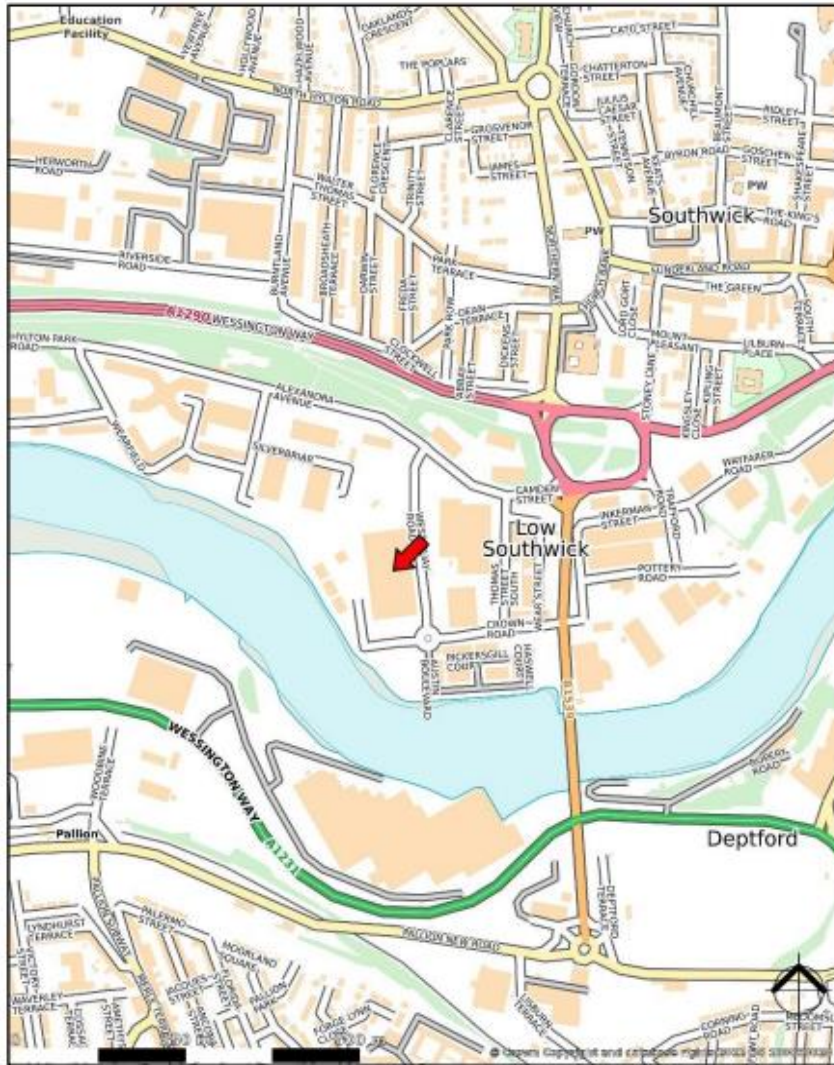
Rent

£500,000 per annum exclusive



Office building for lease

Unit 8, West Quay Court, Sunderland Enterprise Park, Sunderland, SR5 2TE



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Office Name Test does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Get more information

Danny Cramman
Director
+44 (0)191 269 0068
+44 (0)7796 993750
Danny.cramman@avisonyoung.com

Adam Lawson
Surveyor
+44 (0)191 261 2361
+44 (0)7825 113 277
Adam.lawson@avisonyoung.com

Keith Stewart
Naylors Gavin Black
+44 (0)191 211 1559
Keith@naylorsgavinblack.co.uk

Duncan Christie
Naylors Gavin Black
+44 (0)191 211 1564
Duncan@naylorsgavinblack.co.uk

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

avisonyoung.com

**AVISON
YOUNG**