For Sale

2 Austin Boulevard

Quay West Business Park, Sunderland, SR5 2AL

naylors

For Sale

Modern Self-Contained Office

1,152 Sq Ft (107.02 Sq M)

- Good quality offices
- Close to City Centre
- Access to great transport Links
- Parking Available

naylors

Location

Quay West Business Park in Sunderland is easily accessible by road and public transport, making it an ideal location for businesses and visitors.

The parks convenient proximity to the new Northern Spire Bridge and Queen Alexander Bridge further enhances connectivity to the city which is experiencing a huge amount of investment at present. Just a few minutes away, Sunderland Enterprise Park presents a wide array of well-known retail outlets, supermarkets, and stores, including Sainsbury's. The park also benefits from a dedicated-on site deli-café.

Description

This well-presented building is maintained to a good decorative standard and offers flexible, good-quality office accommodation across two interlinked units.

Unit 2 is self contained unit over ground and first floor the property benefits from an open-plan office with meeting rooms, kitchenette and an accessible W/C off the main entrance area.

Accommodation

The accommodation has the following approximate NIA area:

	Sq. Ft.	Sq. M
First Floor	557	51.75
Ground Floor	595	55.28
Total :	**1,152**	**107.02**

Terms

The property is held on a long leasehold basis from 1st January 2009. A ground rent is payable to the Freeholder.

Sale Price

£160,000

Service Charge

An estate charge is payable for the maintenance and upkeep of the estate's communal areas and infrastructure.

Rateable Value

Interested parties should verify the current rateable value and business rates with the local authority.

EPC

EPC available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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 buyer(s).


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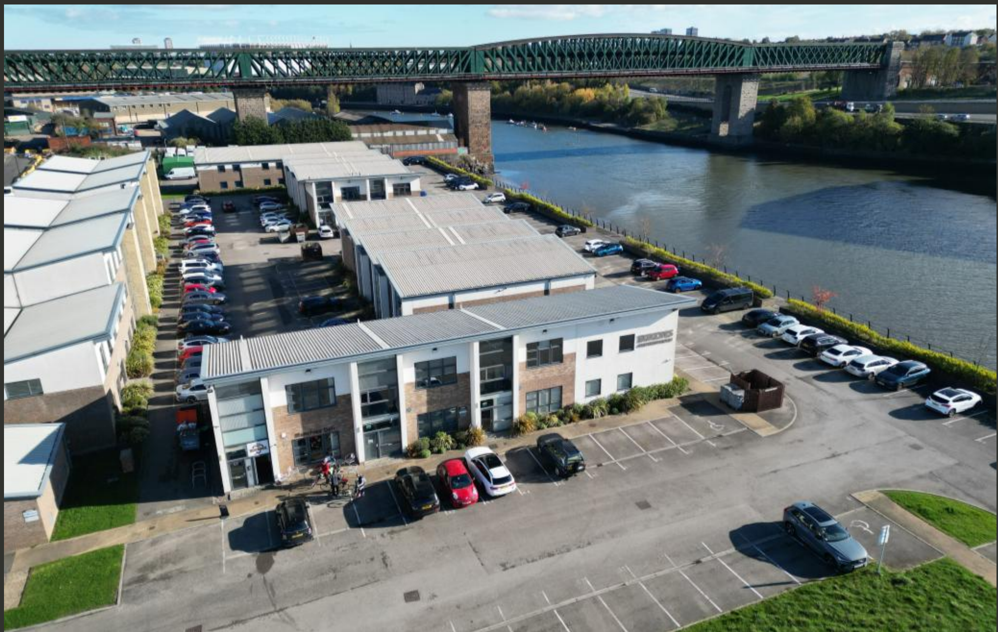
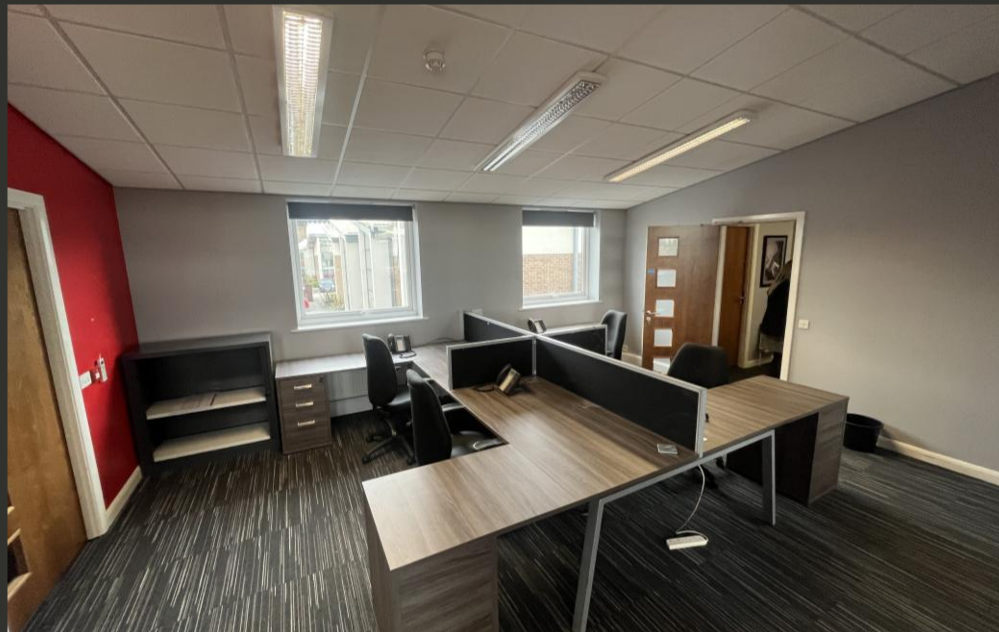
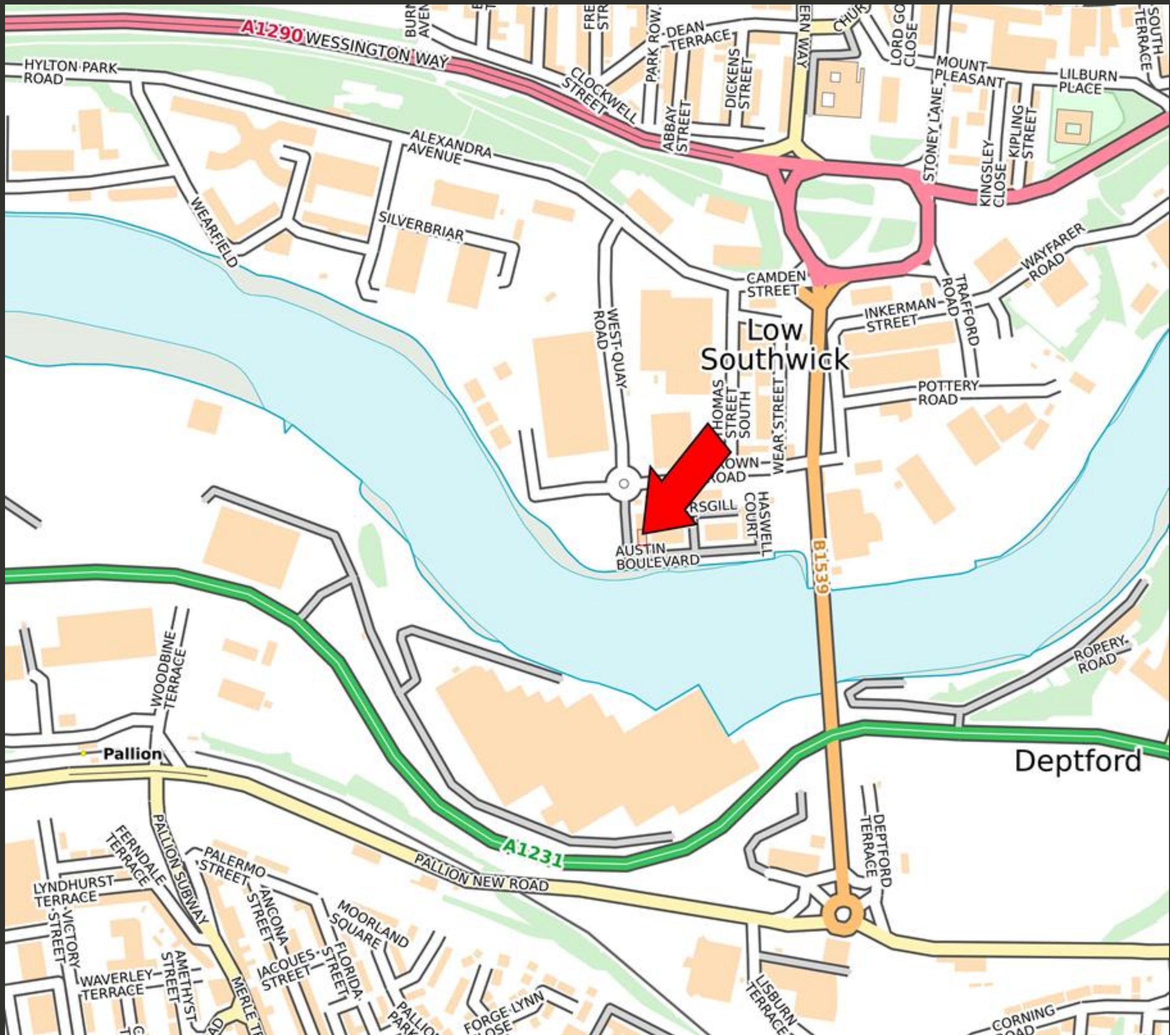
BRIMS
CONSTRUCTION







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