



## To Let 1-3 Victory Way, Doxford International Business Park, Sunderland, SR3 3XL

Office Accommodation  
From 212 sq m (2,282 sq ft)



- Prominent location within Doxford Business Park
- Excellent transport links
- 12 dedicated on site car parking spaces

## Location

Doxford International Business Park is located at the junction of the A19 and the A690, in close proximity to Durham, Newcastle upon Tyne and Sunderland. The park has excellent road communications with direct access from the A19 dual carriageway and A1(M), which lies approximately 8 miles to the south west.

Newcastle upon Tyne and Teesside International Airports are situated within a 30 minute drive.

Doxford was developed in the 1990s and extends to approximately 34 hectares (85 acres). The park provides approximately 1,235,000 sq ft of office accommodation with over 5,000 employees on site.

Other occupiers on the park include Barclays Bank, Arriva, Royal Mail, EDF Energy, Parseq and Gentoo.

## Description

The property comprises first floor office accommodation above a retail parade with occupiers including Greggs and Subway. The property is of brick construction with a structural steel frame. The property benefits from a secure dedicated car park to the rear of the unit with 12 spaces.

The first floor office accommodation benefits from:

- Raised access flooring
- Suspended ceiling with recessed fluorescent strip lighting
- Air conditioning
- Double glazing
- Separate male and female toilets together with disabled toilet and shower facilities
- A number of internal partitioned offices/meeting rooms.
- Kitchen

## Accommodation

The office suites provide the following area:-

First Floor                      212 sq m      (2,282 sq ft)

Measured in accordance with the International Property Measurement Standards (IPMS-3).

## Services

The property benefits from all main services.

## Service Charge

A service charge is recoverable from the Tenant for the external maintenance of the property and upkeep of the common areas and utilities used in common.

## Rateable Value

The premises are listed on the Valuation Agency Office website as Offices and Premises with a Rateable Value of £21,500

## EPC

D (91)

## Terms

The accommodation is available by way of a new effective full repairing and insuring lease at a rent of £19,950 per annum exclusive (£8.75 per sq ft).

## VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

## Legal Costs

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

## Contact Details, Viewing and Further Information

Strictly by prior appointment via sole agents BNP Paribas Real Estate:

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Subject to Contract  
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