



TO LET

Preliminary Details

**Camberwell Way
Doxford Business Park
SR3 3XN**

- 31,998 sq ft
- To be comprehensively refurbished
- Large yard and car park
- 6.5m eaves

SUBJECT TO CONTRACT

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Location

The premises are located on Camberwell Way, part of the well-established Doxford International Business Park in Sunderland. The estate is close to the A19 at the A690 junction.

Sunderland City Centre is approximately 5 miles (15 mins drive) to the northeast, Durham 15 miles (20 mins) to the southwest, both via the A690. Newcastle is approximately 15 miles to the northwest.

Description

A modern industrial unit of steel portal frame with a barrel-vaulted roof design. The original building had two storey offices to the south elevation with car parking, and a large secure service yard and loading to the west elevation.

The building is to be comprehensively refurbished and restored to a more conventional layout. Prior to the refurbishment commencing an occupier would have the benefit of having input into options to retain or remove office space and add further loading doors.

Accommodation

The building has the following GIA's

	sqm	sqft
Warehouse	1,881	20,244
G/F Office	546	5,877
F/F Office	546	5,877
TOTAL	2,973	31,998

Terms

The property will be available by way of a new FRI lease for a term of years to be agreed.

Rent

Rent on application

Business Rates

The property will be re-assessed for business rates purposes following refurbishment.

Services

We understand that the property is connected to all mains services. A large power supply may also be available to the property.

Anti-Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

Energy Performance Certificate (EPC)

To be confirmed

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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