

For Sale / To Let

Tenon House
Ferryboat lane
Sunderland
SR5 3JN

April 2018



- Refurbishment opportunity
- Highly visible from roadside
- Self contained office building
- From 6,495 sq ft to 19,562 sq ft
- 97 car parking spaces including 3 disabled

Location

The property is prominently located on Ferryboat Lane adjacent to the Citroen Car Dealership and is highly visible from the A19, to which the premises benefit from immediate access via the A1231, and in turn the local and regional road networks.

Description

Tenon House benefits from a central ground floor reception where both staircase and lift facilities provide access to the upper floors. The premises provide good quality accommodation being open plan in nature.

97 car parking spaces included three disabled

The specification includes:

- Double glazed windows to all elevations
- Network cabling throughout
- Glazed meeting rooms
- Male, Female and disabled WC
- Kitchen and tea point facilities
- Ceiling mounted cooling with perimeter radiators
- Raised access floor

Accommodation

The accommodation briefly comprises of the following approximate areas:

Ground Floor	603.48 sq m	(6,495 sq ft)
First Floor	607.49 sq m	(6,539 sq ft)
Second Floor	606.47 sq m	(6,528 sq ft)
Total	1,817.44 sq m	(19,562 sq ft)

Tenure

The property is available on a freehold basis.

Alternatively the building is available to let as a whole or on a floor by floor basis on full repairing and insuring basis by way of service charge for a term to be agreed to include regular rent reviews.

Purchase Price

Offers in the region of £975,000.

Rent/Service charge

The rent is based to be based upon £12 per sq ft.

A service charge will be levied on a proportionate basis. If applicable.

Rateable Value

The property has a rateable value of the following:

Ground Floor	£64,000
First Floor	£69,000
Second Floor	£69,000

However we recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

EPC

New energy performance certificate to be produced on completion of the refurbishment programme.

Legal Costs

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

VAT

All rents and figures quoted above are exclusive of VAT where chargeable



For further information or an appointment please contact Avison Young or our joint agents JRBT Commercial Property:

Tony Wordsworth

0191 269 0508

tony.wordsworth@avisonyoung.com

Jonathan Thomas

01865 595 143

jonathan@jrbtcommercialproperty.co.uk

Avison Young

Central Square South, Orchard Street, Newcastle upon Tyne NE1 3AZ

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

4th March 2019

Instruction No: 158800242

1) 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:

2) 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.
3) 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.

4) 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.

5) All prices quoted are exclusive of VAT.

6) 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.