

## For Sale / To Let

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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)
<b>Total</b>	<b>1,817.44 sq m</b>	<b>(19,562 sq ft)</b>

## 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:

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