

NorthCap

FOR SALE

High yielding regional HQ office investment
fully let to a secure covenant

12 Colima Avenue

Sunderland | SR5 3XB

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Pentland

www.northcap.co.uk

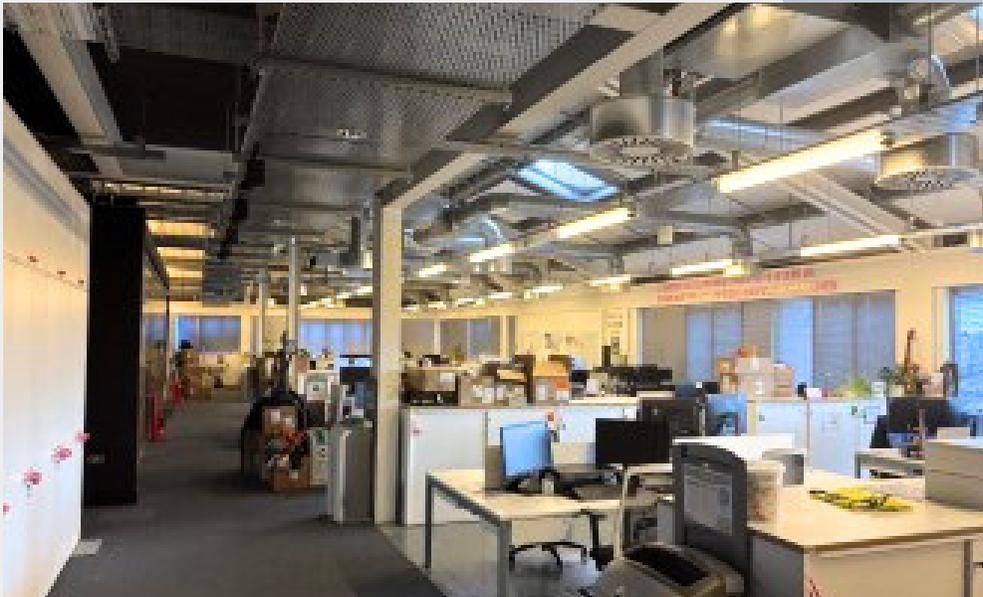
FOR SALE

High yielding regional HQ opportunity

- Modern, **high-yielding** single-let office investment.
- Fully let to Berghaus Ltd on a renewed lease expiring 01 June 2028 at a rent passing of £340,000 per annum (£11.95 per sq ft).
- Guaranteed by the **strong covenant of Pentland Group Ltd.**
- **High level of tenant capex** demonstrating long term commitment.
- Prominent 2.14 acre freehold site in an **established commercial location.**

Offers sought in excess of **£2,560,000** (Two Million, Five Hundred and Sixty thousand pounds) reflecting a **Net Initial Yield of 12.48%** after purchaser's costs of 6.39% and a **low capital value of £90 per sq ft.**

NorthCap



12 Colima Avenue

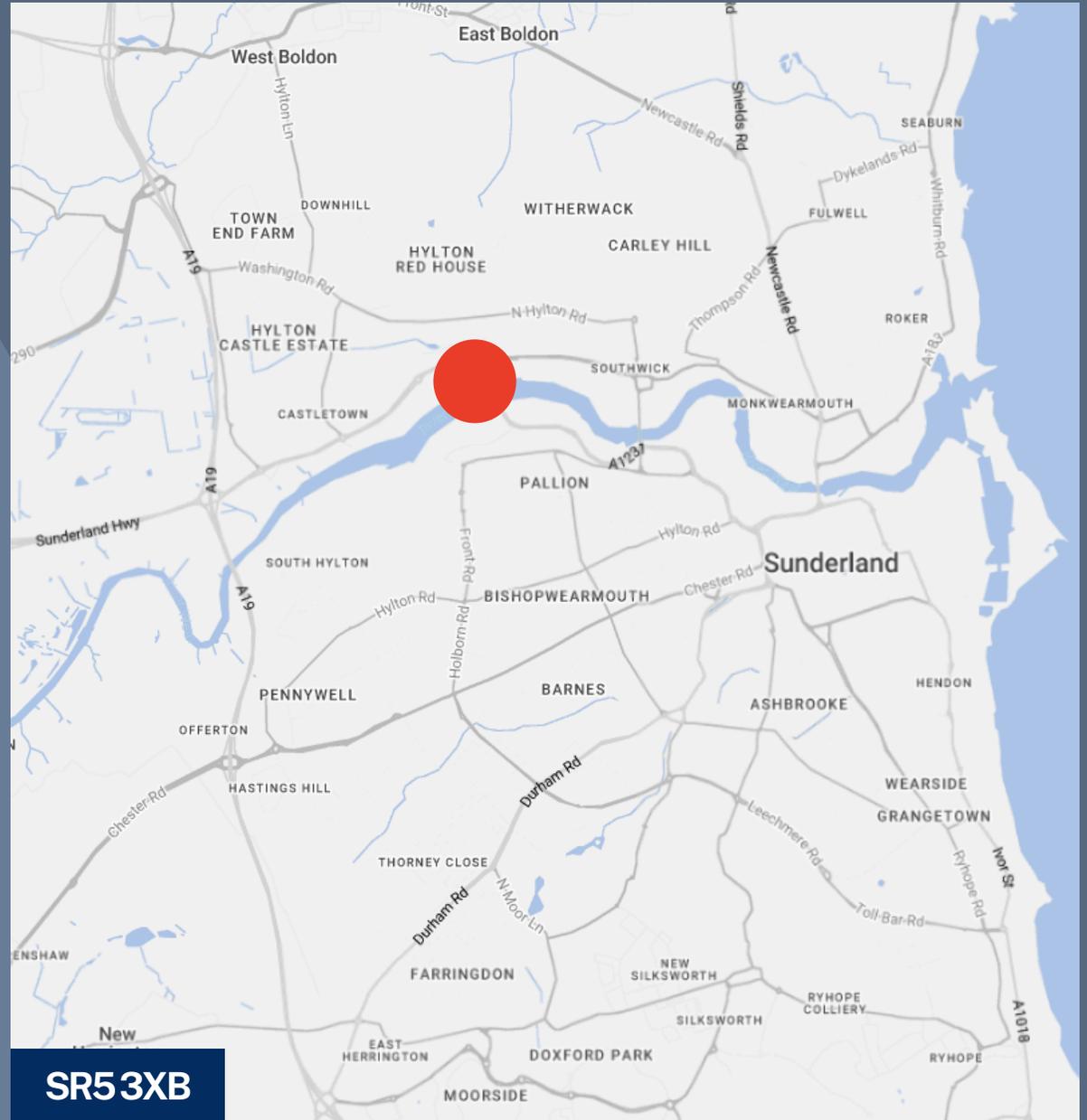
LOCATION



The subject property is located on Colima Avenue; part of the wider Sunderland Enterprise Park, an established office, industrial and leisure destination located two miles from Sunderland city centre.

The subject property is accessed from the A1231 Sunderland Highway, which connects to the A19 1.2 miles to the west, linking in turn to the A1(M).

12 Colima Avenue lies within 0.5 miles of the Northern Spire Bridge, which opened in 2018 and links the property directly to Sunderland City Centre.



SR5 3XB

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	14,421	1,339.7
First Floor	14,032	1,303.6
TOTAL	28,453	2,643.4

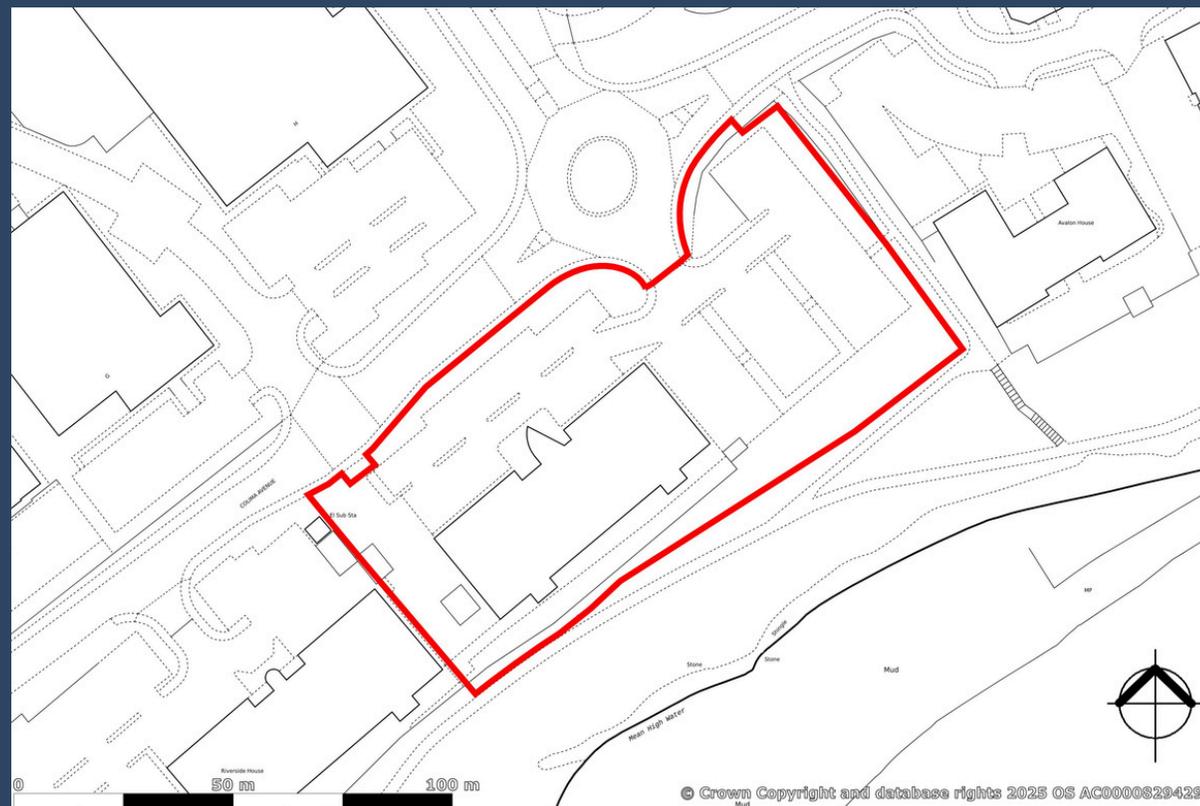
EPC

The property EPC rating is C 61. A copy of the certificate and recommendation report is available on request.

The subject property comprises a 2000-build detached two storey office occupying an extensive site with direct access from the roundabout junction of Colima Avenue and Timber Beach Road.

The property provides highly flexible floorspace across two floors with a central double height entrance foyer. The internal tenant fit out is extensive, reflecting the tenant's corporate branding alongside unique features including a repair facility and photography studio.

Base build is steel frame construction with masonry elevations and double glazed aluminium fenestration. Roof covering is profiled metal cladding.



3.7m floor to ceiling height



129 parking spaces



Exposed M&E Systems



Raised access flooring



4 pipe fan coil Air Conditioning



Highly divisible floorplates

TENANCY

The property is fully let to **Berghaus Limited** for a term of 2 years and 11 months from 24 June 2025 until 01 June 2028. The lease is guaranteed by the strong covenant of **Pentland Group Limited**.

Rent passing is **£340,000 per annum**, equating to **£11.95 per sq ft**.

The lease provides full reinstatement / dilapidations provisions and repair liabilities are not limited by a schedule of condition.

TENURE

The property is held freehold under title number TY484057.

COVENANT

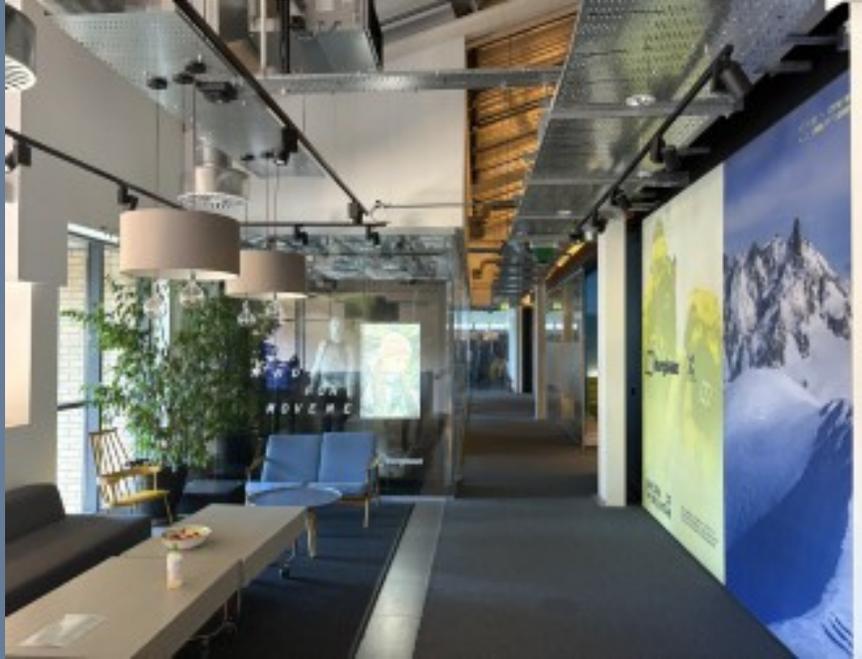
Headline financial information for the tenant and guarantor are provided below:



YEAR END	TURNOVER	PRE-TAX PROFIT	NET WORTH	CREDITSAFE
01/2025	£84.0M	(£5.6M)	(£16.6M)	44/100
01/2024	£79.6M	(£9.1M)	(£12.9M)	
01/2023	£81.8M	(£3.0M)	(£5.3M)	



YEAR END	TURNOVER	PRE-TAX PROFIT	NET WORTH	CREDITSAFE
02/2025	-	£12.9M	£4.2Bn	100/100
02/2024	-	£67.0M	£4.4Bn	
12/2022	-	£14.2M	£4.4Bn	



VAT

It is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC) for VAT purposes.

ANTI-MONEY LAUNDERING

To complete with AML regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

CONTACT

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PROPOSAL

Offers sought in excess of **£2,560,000** subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 12.48%** assuming purchaser's costs of 6.39%.

MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. December 2025