



ADDERSTONE
MANAGEMENT

Office For Sale

Offers from £150,000

575 to 1,150 sq ft

Sunderland, SR5 2AL

Long Leasehold Investment The property is situated within the established Quay West Business Village.

- For Sale – Long Leasehold Investment
- Total floor area of 1,150 sq ft
- Allocated parking with ample visitor parking
- Located in prime Sunderland location
- Current combined passing rent of £12,900 per annum
- Excellent access to the A19, A1(M) and Sunderland City Centre
- Close to Sunderland Enterprise Park amenities

0191 269 9944
www.adderstonegroup.com





Summary

- Price: Offers from £150,000
- Legal fees: Each party to bear their own costs

Further information

- [View Microsite](#)

Contact & Viewings



Grace Thompson
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MISREPRESENTATIONS ACT: Adderstone Management Limited for themselves and for the vendors/lessors of the property whose agents they are, give notice that: 1. These particulars are set out as a general outline for the guidance of the intended purchasers or lessees, and do not constitute part of, an offer or contract; 2. All descriptions, dimensions, reference to, tenure, tenancies, condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No person in the employment of Adderstone Management Limited has any authority to make or give any representations or warranty in relation to this property. 2026

Description

Property Description

The property comprises a two-storey, self-contained office building benefiting from its own private entrance. Internally, the accommodation provides modern open-plan office space with excellent natural light, together with ancillary facilities. The property presents an attractive opportunity for investors seeking a multi-let commercial investment.

Summary

The property is arranged over two floors, providing well-presented office accommodation. The ground floor is currently occupied by a leading logistics provider, while the first floor is let separately to an established men's clothing retailer, providing two independent income streams.

Ground Floor Office

53.41 sq m (575 sq ft)

First Floor Office

53.41 sq m (575 sq ft)

Total Floor Area

106.83 sq m (1,150 sq ft)

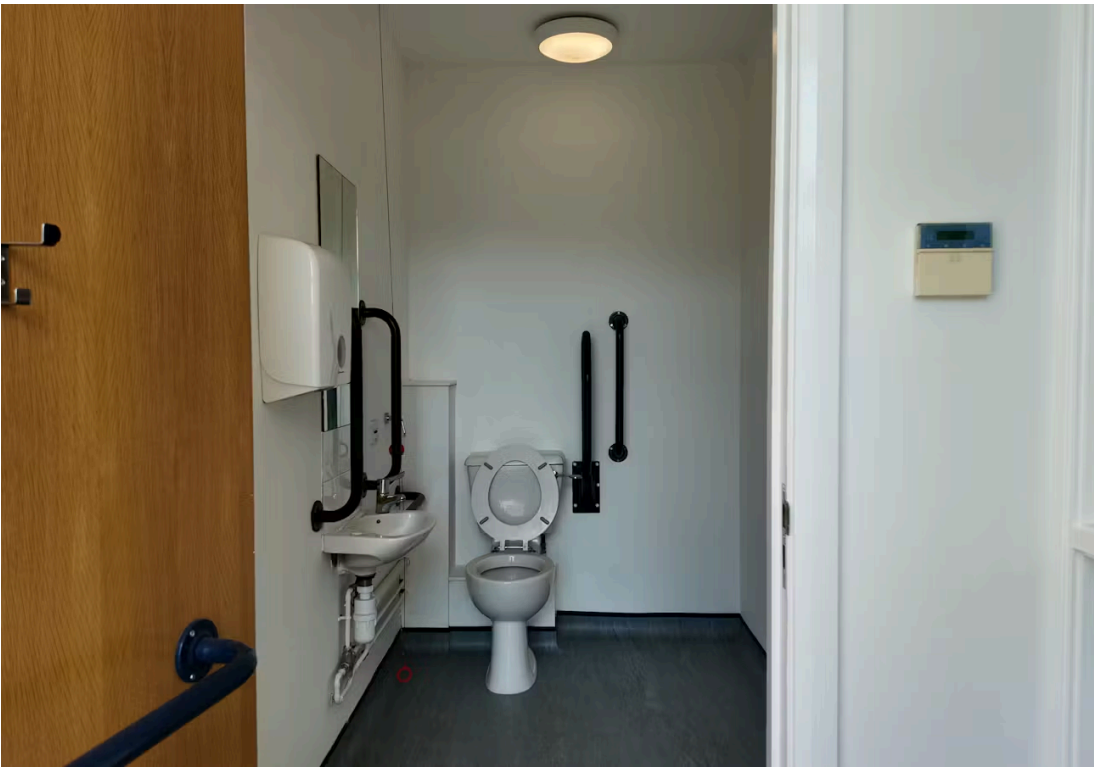
Total Passing Rent

£12,900 per annum

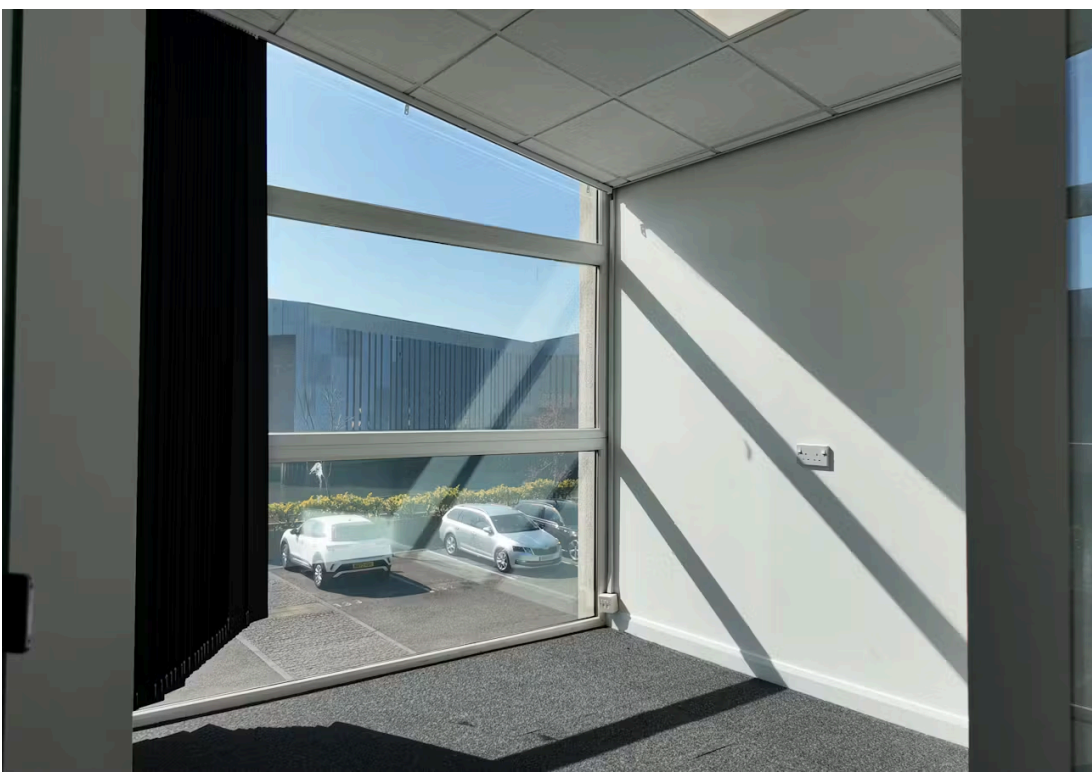
The existing businesses do not form part of the sale and will remain unaffected by the proposed transaction. Further information, including copies of the leases, title documents and EPC, is available upon request.

Location

Quay West Business Village is situated less than two miles north of Sunderland City Centre and benefits from excellent transport links. The business park provides direct access to Alexandra Avenue and Wessington Way (A1231), connecting to the A19 and A1(M) and providing convenient access to the wider regional and national road network.







Energy performance certificate (EPC)

11, Austin Boulevard SUNDERLAND SR5 2AL	Energy rating B	Valid until: 13 January 2030
		Certificate number: 0990-9271-0320-4280-8034

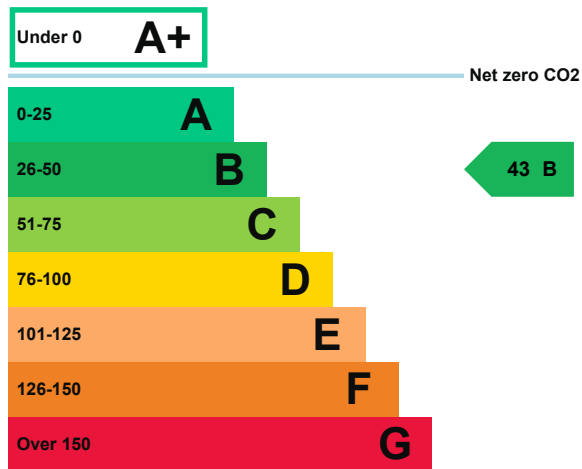
Property type	B1 Offices and Workshop businesses
Total floor area	132 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

If typical of the existing stock

67 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	39.78
Primary energy use (kWh/m ² per year)	232

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2943-4089-0702-0800-2195\)](/energy-certificate/2943-4089-0702-0800-2195).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lloyd Holmes
Telephone	0191 2849999
Email	alan@ahbss.org.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019076
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Lloyd Holmes
Employer address	C/O , 43 Lovaine Avenue Whitley Bay Tyne and Wear North Tyneside NE25 8RW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 January 2020
Date of certificate	14 January 2020