

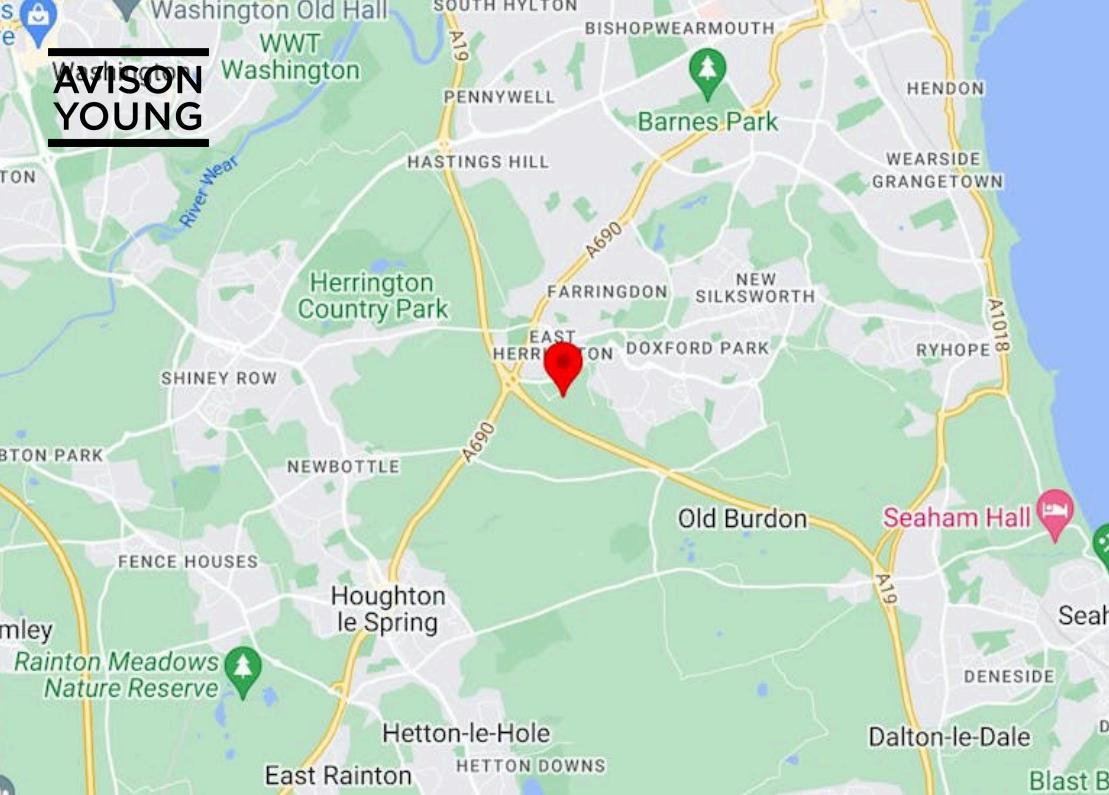


3 Admiral Way, Doxford International Business Park, Sunderland, SR3
3XW

Office To Let | £13 - £15 per sq ft From £13.00 sq ft to £15 per annum exclusive
of business rates, service charge and all other outgoings. | 1,000 to 31,724 sq ft

Brand new refurbishment scheme in a premier business park location with office space available from 1,000 to 55,821 sq ft.

**AVISON
YOUNG**



Description

The property offers office accommodation over three floors, set across two wings, and can be occupied on a full-building, full-floor or half-floor (wing) basis. The ground floor has been subdivided to offer a mix of smaller suites which are complimented by an array of meeting rooms, break out space, barista station and games area.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,000	92.90	Available
1st	17,771	1,650.98	Available
2nd	12,593	1,169.93	Available
Total	31,364	2,913.81	

Location

Doxford Works is set within Doxford International Business Park, which is the home to national and local tenants such as Barclays, Arriva, Royal Mail, and Gentoo.

Key Points

- Grade A office refurbishment
- Range of suite sizes available
- Abundance of communal and amenity
- Bookable meeting rooms on site
- Café and games area
- Showers and changing facilities
- On site reception
- LED lighting
- 2 x 8 person lifts
- Raised access floor
- 240 car park spaces (1 space per 232 sq ft)
- Projected EPC B rating

Summary

- Rent: £13 - £15 per sq ft From £13.00 sq ft to £15 per annum exclusive of business rates, service charge and all other outgoings.
- Service charge: £4.50 per sq ft Service charge excludes costs of heating, cooling and ventilation.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: Negotiable

Contact & Viewings



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Further information

- [View details on our website](#)

