



**AVISON
YOUNG**

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.



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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

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	

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

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