

# Office Accommodation To Let

Loftus House,  
Colima Avenue,  
Sunderland Enterprise Park,  
Sunderland,  
Tyne And Wear,  
SR5 3XB

## Bradley Hall

0191 563 4242

[sunderland@bradleyhall.co.uk](mailto:sunderland@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

47 Frederick Street, Sunderland, SR1 1NF



# Key Info



The property is available by way of new lease terms at a rent of £7.50 per Sq Ft.



Grade B Office Accommodation



Established business location with occupiers including Balfour Beatty, TSB, NHS, Taylor Wimpey and BGL Group.



Suites Available from 403m2 (4,338 ft2) to 1,309.7m2 (14,098 ft2)



8 Person lift on Site



EPC Rating – D (90)



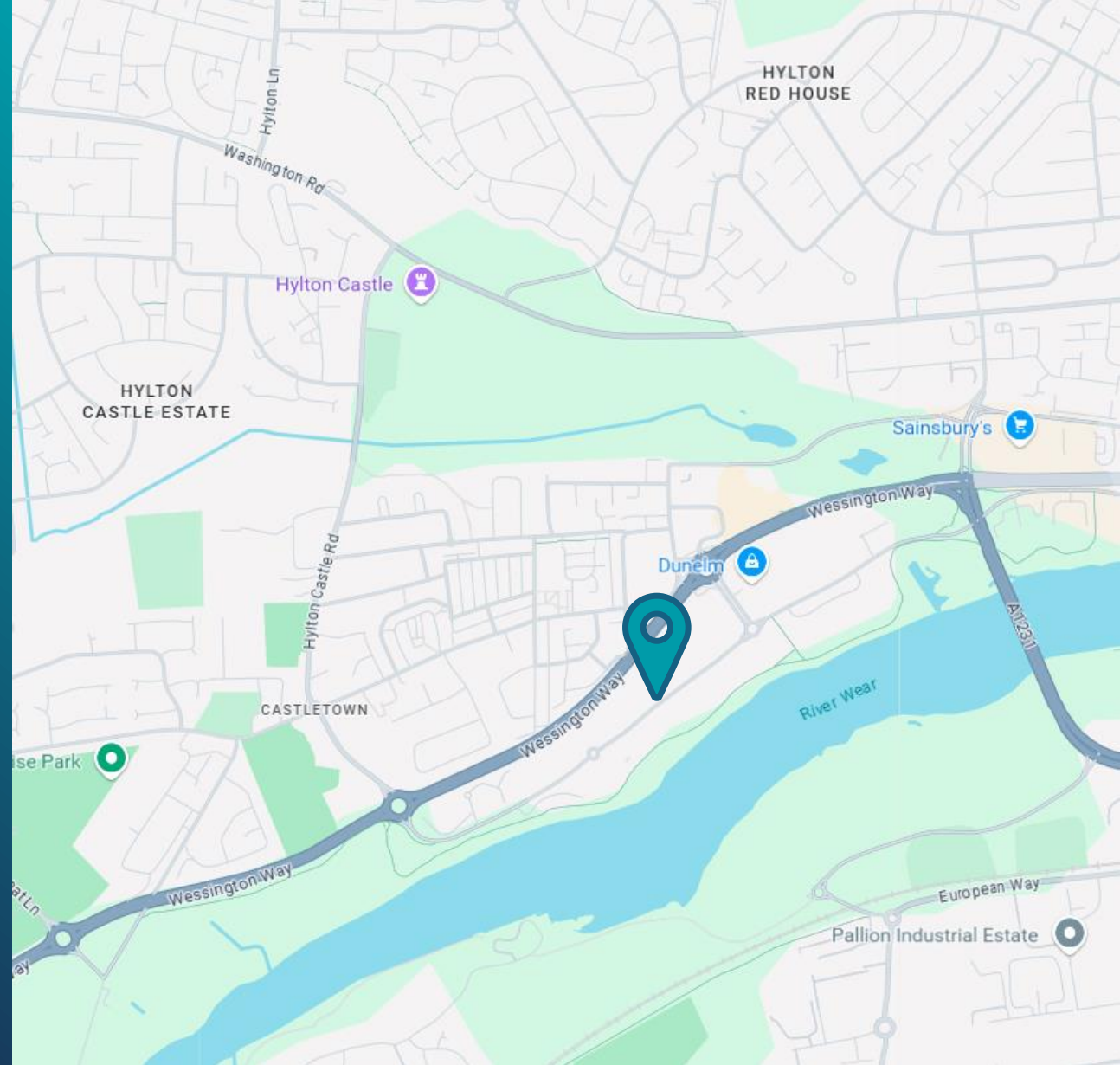
80 Car Parking Spaces

# LOCATION

Sunderland is a vibrant coastal city in the North East of England, positioned at the mouth of the River Wear. Renowned for its rich industrial heritage and stunning coastline, the city has transformed into a modern urban centre offering an excellent range of amenities, cultural attractions, and strong transport connections.

The city centre is home to an array of shops, restaurants, and leisure facilities, including The Bridges Shopping Centre and the historic Sunderland Empire Theatre. For outdoor enthusiasts, the award-winning beaches at Roker and Seaburn are just a short distance away, providing scenic coastal walks, water sports, and a host of family-friendly attractions.

The property itself is located within the well-established Sunderland Enterprise Park, an acclaimed business destination accommodating a number of prominent blue-chip occupiers such as Taylor Wimpey, Berghaus, and Northern Powergrid. The site benefits from excellent road links, with swift access to the A19 via the A1231 Wessington Way, connecting Sunderland with the wider North East region.



# DESCRIPTION

Loftus House is a modern two-storey office building of steel frame construction with attractive brick-faced cavity walling. The main southern elevation features striking glass curtain walling, creating a bright and impressive two-storey atrium reception.

The building offers high-quality open-plan office accommodation with perimeter trunking, suspended mineral fibre ceilings, recessed lighting, comfort cooling and full central heating throughout.

Each floor benefits from male and female WCs, with disabled facilities at ground level and a small shower room. An 8-person passenger lift serves both floors, and the site provides generous on-site parking for approximately 80 cars.

# ACCOMMODATION

Part	Sq Ft	Sq M
Ground Floor Reception	1,733	161
Ground Floor Office Unit 1	4,338	403
Ground Floor Office Unit 2	5,404	502
First Floor Office Unit 3	4,349	404
<b>Total</b>	<b>15,824</b>	<b>1,470</b>



# Important Information



The property is available by way of a new lease, at a rent of £7.50 per Sq Ft, subject to terms.

## Rating Assessment

The rateable value of the premises as at 1 April 2023 is £169,000 and the estimated rates payable for the current year is £84,331. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

## AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## EPC

The property has an EPC Rating of D (90).

## Legal Costs

Each party is responsible for their own legal costs.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February\\_2020\\_Code\\_For\\_Leasing\\_Business\\_Premises\\_England\\_And\\_Wales\\_1st\\_Edition.pdf](#)



# For Viewings & Further Information

For all enquiries and viewing arrangements please contact sole agents, **Bradley Hall Limited.**

**Michael McGhin**

**Tel:** 0191 563 4242

**Email:** [sunderland@bradleyhall.co.uk](mailto:sunderland@bradleyhall.co.uk)

## Bradley Hall

0191 563 4242

[Sunderland@bradleyhall.co.uk](mailto:sunderland@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

47 Frederick Street, Sunderland, SR1 1NF

### IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

**1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.

**2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants 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 Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.

**4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458

**5)** All details are provided Subject to Contract