



# Office premises availability guide

Over 2,500 sq.ft.

This summary is intended to act only as a guide to the range of industrial premises that exist in the City. Please contact the individual agents to confirm availability and the exact details of properties quoted. Sunderland City Council will not be held responsible for any errors or omissions.

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Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
<b>Teleport House</b> Doxford International SR3 3XD	Sunderland South	2,600	242	£26,000	£10.00	Suite in a modern two-storey office building. Dedicated parking (6 spaces).	Knight Frank 0191 - 221 2211
Unit 1C <b>Hylton Park</b> Sunderland Enterprise Park SR5 3HD	Sunderland North	2,813	261	£22,504	£8.00	Pavilion-style self-contained office suites. Car parking.	Naylor's Gavin Black 0191 - 232 7030 / Knight Frank 0191 - 221 2211
Units 2 <b>West Quay Court</b> Sunderland Enterprise Park SR5 2TE	Sunderland North	3,317	308	£25,000	£7.54	Modern hybrid premises with ground floor workshop and first floor offices.	Avison Young 0191 - 269 0068 / Knight Frank 0191 - 221 2211
Units 5 <b>West Quay Court</b> Sunderland Enterprise Park SR5 2TE	Sunderland North	3,317	308	£25,000	£7.54	Modern hybrid premises with ground floor workshop and first floor offices.	Avison Young 0191 - 269 0068 / Knight Frank 0191 - 221 2211
<b>Avalon House</b> (ground floor) St. Catherine's Court Sunderland Enterprise Park SR5 3XJ	Sunderland North	3,575	332	£32,175	£9.00	High quality office suite with dedicated parking spaces. Incentives may be available.	Lofthouse & Partners 0191 - 565 8844
<b>2a-b Colima Avenue</b> Sunderland Enterprise Park SR5 3XB	Sunderland North	3,610	335	£36,100	£10.00	Modern, self-contained pavilion-style offices with 16 parking spaces. May subdivide. Former Konica-Minolta premises.	Bradley Hall 0191 - 232 8080

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
<b>Biscop House</b> Villiers Street SR1 1ER	City Centre	3,820	33	£27,500	£7.20	New open plan office suite. Freehold may be available.	Michael Hodgson 0191 - 565 7000
<b>Teleport House</b> Doxford International SR3 3XD	Sunderland South	3,978	377	£39,780	£10.00	Suite in a modern two-storey office building. Dedicated parking (13 spaces).	Knight Frank 0191 - 221 2211
<b>28-29 Norfolk Street</b> SR1 1EE	City Centre	4,094	380	n/a	n/a	Office premises overlooking Sunnyside Gardens. Parking for 6 cars. Former Team Wearside premises. Freehold available (£195,000).	Lofthouse & Partners 0191 - 565 8844
<b>Loftus House</b> Colima Avenue SR5 3XB	Sunderland North	4,133	384	£33,064	£8.00	Open plan first floor suite in a modern office building. Additional meeting rooms available for hire. Car parking	Naylors Gavin Black 0191 - 232 7030
<b>'Alexander'</b> 1 Mandarin Road Rainton Bridge Business Park DH4 5RA	Houghton & Hetton	4,365	406	Upon application	Upon application	Modern, high quality office accommodation in a multi-let building on a prestigious site. Incentives available. First floor suite.	Knight Frank 0191 - 221 2211
<b>Pennine House</b> Washington Quadrant NE38 1LY	Washington	4,601	427	Upon application	£10.00	Multi-storey office accommodation. Flexible terms available. Can be subdivided (from 837 sq.ft.). On-site parking.	Naylors Gavin Black 0191 - 232 7030

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
<b>The Beam</b> Vaux SR1 3AD	City Centre	5,046	469	£93,351	£18.50	New 'Grade A' office building, arranged over five floors. Prestigious location with exceptional views. Ground floor suite.	Naylors Gavin Black 0191 - 232 7030 / Knight Frank 0191 - 221 2211
<b>Parsons House</b> Parsons Industrial Estate NE37 1EZ	Washington	5,487	510	Upon application	£8.50	Multi-let office building in landscaped grounds, with onsite car parking. Central location. Two floors can be combined to provide a total of 11,122 sq.ft. <b>Currently under offer.</b>	Knight Frank 0191 - 221 2211
Unit 1A <b>Hylton Park</b> Sunderland Enterprise Park SR5 3HD	Sunderland North	5,634	523	£45,072	£8.00	Pavilion-style self-contained office suite. Car parking.	Naylors Gavin Black 0191 - 232 7030
<b>The Beam</b> Vaux SR1 3AD	City Centre	5,643	524	£104,396	£18.50	New 'Grade A' office building, arranged over five floors. Prestigious location with exceptional views. Mezzanine suite.	Naylors Gavin Black 0191 - 232 7030 / Knight Frank 0191 - 221 2211
Unit 2A <b>Hylton Park</b> Sunderland Enterprise Park SR5 3HD	Sunderland North	5,717	531	£45,736	£8.00	Pavilion-style self-contained office suites. Car parking.	Naylors Gavin Black 0191 - 232 7030

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Unit B <b>Colima Avenue</b> Sunderland Enterprise park SR5 3XE	Sunderland North	5,801	539	Upon application	Upon application	Modern office unit with 13 parking spaces. Former Carrier Rental Systems premises.	Naylors Gavin Black 0191 - 232 7030
<b>26/28 Olive Street</b> SR1 3PE	City Centre	7,756	721	n/a	n/a	City centre offices, arranged over three floors. Air conditioned throughout. Previously occupied by Hays Travel. Freehold available (£500,000).	Lofthouse & Partners 0191 - 565 8844
<b>Avalon House</b> (first floor) St. Catherine's Court Sunderland Enterprise Park SR5 3XJ	Sunderland North	8,317	773	£74,853	£9.00	High quality office suite with dedicated parking spaces. Incentives may be available. Can be subdivided.	Lofthouse & Partners 0191 - 565 8844
' <b>Alexander</b> ' 1 Mandarin Road Rainton Bridge Business Park DH4 5RA	Houghton & Hetton	9,019	838	£117,247	£13.00	Modern, high quality office accommodation in a multi-let building on a prestigious site. 52 parking spaces. Second floor suite (previously occupied by JPI Media).	Ashley Smith 0191 - 384 2733 / Rapleys 0370 777 6292
<b>7 Camberwell Way</b> Moorside Park Doxford SR3 3XN	Sunderland South	9,253	860	£115,663	£12.50	First floor office accommodation. 24/7 access and security. High capacity, resilient IT connectivity. Car parking. Flexible terms.	GVA 0191 - 269 0508

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
<b>The Beam</b> Vaux SR1 3AD	City Centre	10,881	1,011	201,299	£18.50	New 'Grade A' office building, arranged over five floors. Prestigious location with exceptional views. Second floor suite.	Naylors Gavin Black 0191 - 232 7030 / Knight Frank 0191 - 221 2211
<b>Parsons House</b> Parsons Industrial Estate NE37 1EZ	Washington	11,122	1,033	Upon application	£8.50	Two floors of a multi-let office building in landscaped grounds, with onsite car parking. Central location. Will let individually (from 5,487 sq.ft.). <b>Currently under offer.</b>	Knight Frank 0191 - 221 2211
<b>'Franklin'</b> 2 Mandarin Road Rainton Bridge Business Park DH4 5RA	Houghton & Hetton	18,290	1,699	£265,205	£14.50	Modern, high quality office accommodation on a prestigious site with generous parking. Incentives available. Will subdivide by floors (c. 9,000 sq.ft. each).	Knight Frank 0191 - 221 2211
<b>Future Technology Centre</b> Barmston Court Nissan Way NE38 8LE	Washington	18,608 (12,773 un- let)	1,729 (1,187 un- let)	n/a	n/a	Modern office building arranged over two floors. Ample parking. Freehold available (£1,950,000). <i>(Part of the first floor (3,678 sq.ft.) is let to Curtis Instruments, generating rental income of £36,780 per annum.)</i>	Naylors Gavin Black 0191 - 232 7030
<b>Akeler House</b> 1 Emperor Way Doxford International SR3 3XR	Sunderland South	25,963	2,412	£298,575	£11.50	Ground and second floor offices within a modern, air-conditioned building. Will subdivide (from 12,817 sq.ft.). Generous parking.	BNP Paribas 0191 - 227 5737

Location	Area	Size (sq.ft.)	Size (sq.m.)	Rent (annual)	Rent (per sq.ft.)	Property Features	Agents
<b>One Victory Way</b> Doxford International SR3 3XL	Sunderland South	32,104	2,983	£385,248	£12.00	Modern, detached office building arranged over three floors, with 168 parking spaces. High profile location. Former Parseq premises.	BNP Paribas 0191 - 227 5737
<b>Waterside House</b> Sunderland Enterprise Park SR5 2TZ	Sunderland North	36,718	3,411	£422,257	£11.50	Modern office building arranged over three floors. May subdivide (from 12,000 sq.ft.). Air-conditioned. Freehold available (£1,850,000).	Knight Frank 0191 - 221 2211
<b>Solar House</b> Doxford International SR3 3XW	Sunderland South	36,823	3,421	Upon application	Upon application	Modern office building, fully furnished, with 554 workstations. Parking for 184 cars. May subdivide (from 5,565 sq.ft.). Former Computershare premises.	Cushman & Wakefield 0191 - 223 5710
<b>Houghton House</b> Doxford International SR3 3XR	Sunderland South	47,706	4,432	£548,619	£11.50	Office building with ample parking. Prominent site. Former Reg Vardy HQ. Freehold available (£3,000,000).	Lambert Smith Hampton 0191 - 261 1300
<b>Rainton House</b> Rainton Bridge Business Park Houghton le Spring DH4 5QZ	Houghton & Hetton	217,339	20,191	Upon application	Upon application	Modern, 'Grade A' offices in a prestigious location adjacent a nature reserve. Good access and ample parking. Restaurant and gym. May subdivide. Currently occupied by RWE Npower.	BNP Paribas 0191 - 227 5737