

Multi-Let Office Investment For Sale



Block B

3 Hylton Park
Sunderland Enterprise Park
Sunderland
SR5 3HD

Bradley Hall

0191 232 8080

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www.bradleyhall.co.uk

33-39 Grey Street, Newcastle upon Tyne NE1 6EE



Investment Summary



We are instructed to seek offers of £2,250,000 (Two Million Two Hundred and Fifty Thousand Pounds) reflecting an initial yield of 8.25%

£



Established multi let office investment.



Fully let income producing asset.



Prominent location on desirable business park.



Annual rent of £185,569

WAULT 8.03 years to expiry and 4.73 years to break.



18,568 sq ft of high quality office space.



Excellent transport links with easy access to city centre.

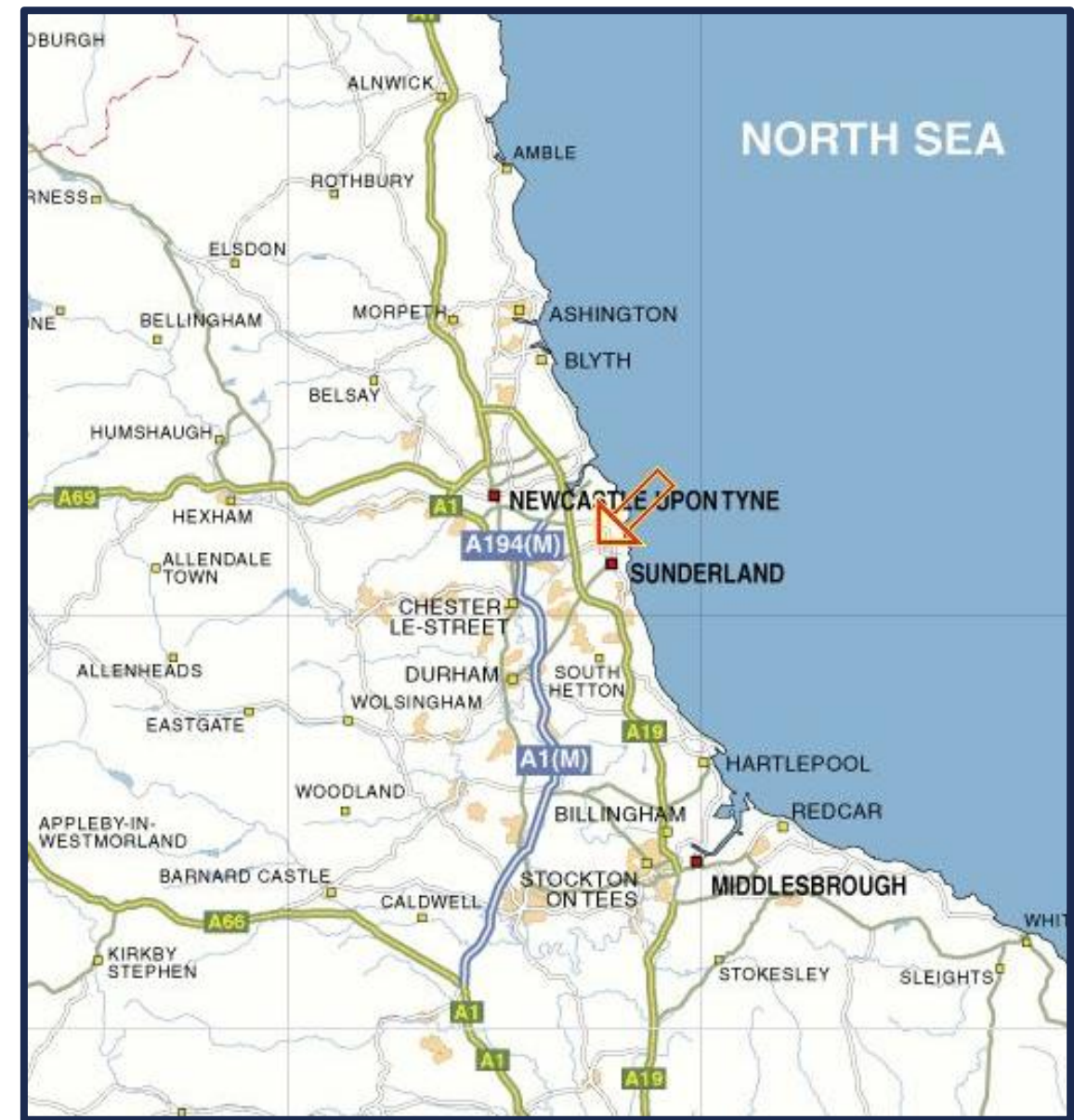
Location

Sunderland is located approximately 12 miles to the south east of Newcastle upon Tyne with a population of 275,506 people and a wider catchment area expanding to 420,268 people as of the 2011 census and thereby the most populous city in the north east of England.

Transport links to the city are good with instant access to the A19 trunk road providing access north and south throughout the region. There are direct trains to London with a journey time of approximately 3 hours 20 minutes whilst the Metro network provides access throughout the Tyne and Wear region.

Major employers within the region are located within Sunderland and include Nissan, Asda Group Plc, Avant Homes,, Taylor Wimpey and Sunderland University.

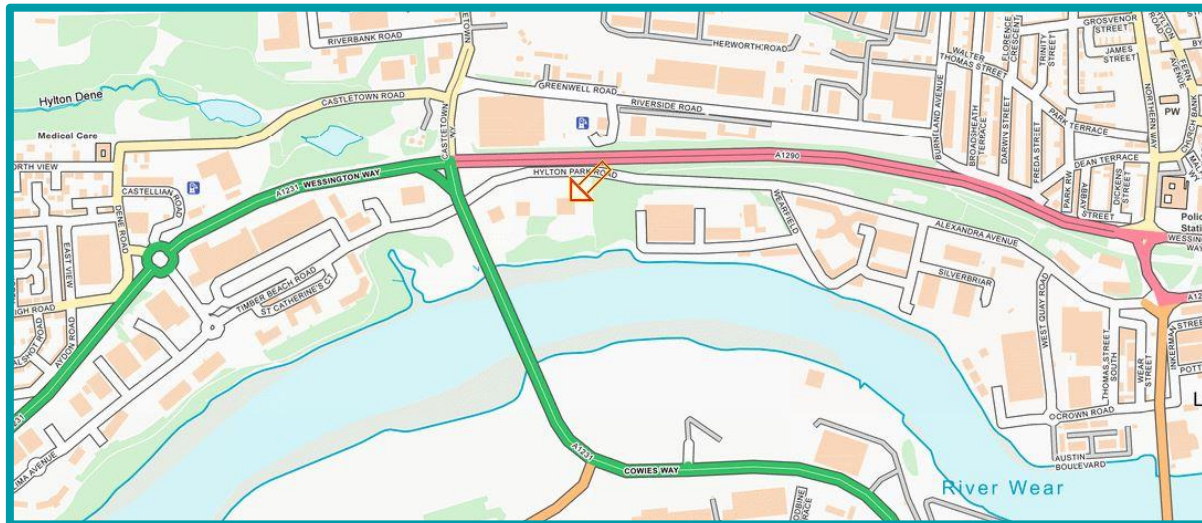
Sunderland is an attractive place to live and work with the coast on the doorstep and a vast array of local amenities. and relatively low residential house values providing a great location for a reliable and productive workforce.



Situation

The subject property is situated in on the North Bank of the River Wear and to the south of Wessington Way the main arterial route into the city of Sunderland from the A19. The property therefore benefits from excellent river views in a very accessible and highly sought after location in Sunderland,.

Neighboring occupiers include Royal Mail, Sainsburys, Everlast Gyms and Bupa Dental Care whilst Costa Coffee, Dunelm, Card Factory and Greggs are all in position on the neighboring Hylton Retail Park.



Tenancy & Accommodation

Unit	Tenant	Lease Length	Break	Rent Review	Rent	Area Sq Ft	Rent Per Sq Ft	Comments
3A	The Green Energy Advice Bureau Ltd	10 years from completion	5 th Anniversary	5 th anniversary of the lease. RPI linked.	£100,308	9,331	£11.11	New lease to begin in conjunction with sale.
3B	Pulse Control Ltd	10 years from completion	5 th Anniversary	5 th anniversary of the lease. RPI linked.	£22,363	2,033	£11.00	New lease to begin in conjunction with sale.
3C	EEC Solutions Ltd	8 years from 21 August 2019	-	Every 5 th anniversary. Market Rent review upward only.	£26,550	2,533	£10.48	
3D	Linnaeus Veterinary Ltd	10 years from 5 May 2021	-	Every 5 th anniversary. Market Rent review upward only.	£16,104	2,091	£7.70	
3E	Linnaeus Veterinary Ltd	10 years from 5 May 2021		Every 5 th anniversary. Market Rent review upward only.	£20,244	2,574	£7.86	
					£185,569	18,568		

Covenant

The Green Energy Advice Bureau

Company No. 08387881

Experian – 82 Low Risk

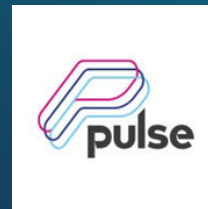


Since launching in 2015, The Green Energy Advice Bureau (GEAB) has grown from a small consultancy to a leading UK energy company with offices in Sunderland and consultants across the UK. GEAB's success is built on trust, transparency, and a commitment to environmental sustainability. Beyond offering exclusive rates, its award-winning consultants conduct thorough efficiency analysis, tailoring energy solutions for businesses across various sectors like Charities, Education, and the Public Sector.

Pulse Control Ltd

Company No. 14202792

Credit Safe Score No credit score



Pulse is a critical player in addressing the urgent climate crisis. They are focused on empowering businesses to achieve their sustainability goals through innovative energy management. Guided by principles of excellence, integrity and collaboration, they aim to reshape how companies reduce their energy consumption with an affordable solution. Committed to a brighter and net-zero emission future, Pulse leads the way for a sustainable world, prioritising the well-being of future generations.

EEC Solutions Ltd

Company No. 10156033

Credit Safe Score 93- A



Efficient Homes is raising public awareness of the scheme(s) under ECO4, making contact with homeowners, tenants and landlords with a view to making dwellings more fuel-efficient.

Efficient Homes is the trading style of EEC Solutions Global Ltd.

Linnaeus Veterinary Ltd

Company No. 10790375

Credit Safe Score 86- A



Founded in 2014, Linnaeus has grown to become one of the most highly-respected veterinary groups in the UK and Ireland offering specialist referral services as well as primary care across their family of practices.

Site



The Freehold site extends to approx. 1.5 acres (0.61 hectares)

There are currently 76 car parking spaces.



Key info



Tenure

Freehold



EPC

EPC's range from B-C ratings



VAT

The property is elected for VAT



Asking Price

£2,250,000



Yield

Initial Yield of 8.25%

Potential reversionary yield of 8.98%



Rental Growth

Guaranteed rental growth with reversionary income on passing rent



For Further Information

For all enquiries, please contact sole agents, Bradley Hall;

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Helen Wall

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Tel: 01665 605 605 / 0191 563 4242

Bradley Hall

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