



## Offices in SR5

Austin Boulevard, ., Sunderland, Tyne and Wear, SR5 2AL

**£130,000** Starting Bid

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Investment Opportunity
- ✓ Prime Commercial Location
- ✓ Close to Local Amenties
- ✓ Leasehold Title
- ✓ VAT applicable

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

An excellent opportunity to acquire a fully tenanted commercial investment property situated in a well-established and highly sought-after commercial location in Sunderland. This modern unit forms part of a popular business park, benefiting from strong visibility and convenient access to key transport routes.

The property is currently fully let, providing immediate rental income for investors seeking a stable, income-producing asset. The existing tenancy offers security and continuity, making this an ideal hands-off investment with long-term potential.

Austin Boulevard is a thriving commercial hub within Sunderland, attracting a range of established businesses and benefiting from ongoing local development. The area's popularity ensures consistent tenant demand and long-term investment stability.

This is a rare opportunity to secure a high-performing commercial asset in a prime location, ideal for both seasoned investors and those looking to expand their portfolio.

Key Features:

- Fully tenanted – instant income
- Located in a prime commercial area with strong demand
- Modern, well-maintained unit suitable for a variety of business uses
- Excellent transport links and accessibility
- Established surrounding occupiers enhancing business appeal
- Potential for future rental growth and capital appreciation

For further information or to arrange a viewing, please get in touch today.

Price: Starting Bid £130,000

Property Type: Offices

Business Type: Other/Unspecified

Internal Size: 1389 Square Feet

External Size: 1389 Square Feet

Parking: Allocated

## **Location**

Located within Quay West Business Village, the property benefits from a well-established business environment with convenient access to the A1231 and A19, providing excellent connectivity throughout Sunderland and the wider North East region

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## **Accommodation**

Arranged over two floors, the property benefits from a secure entry system, WC, kitchen and lounge area, and a large office on the first floor.

The upper floor, accessed via stairs, provides a further WC, glass-fronted office, and a spacious open plan office area.

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## **EPC**

Available upon request (rating B).

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## **VAT**

We are advised VAT is applicable on the purchase price.

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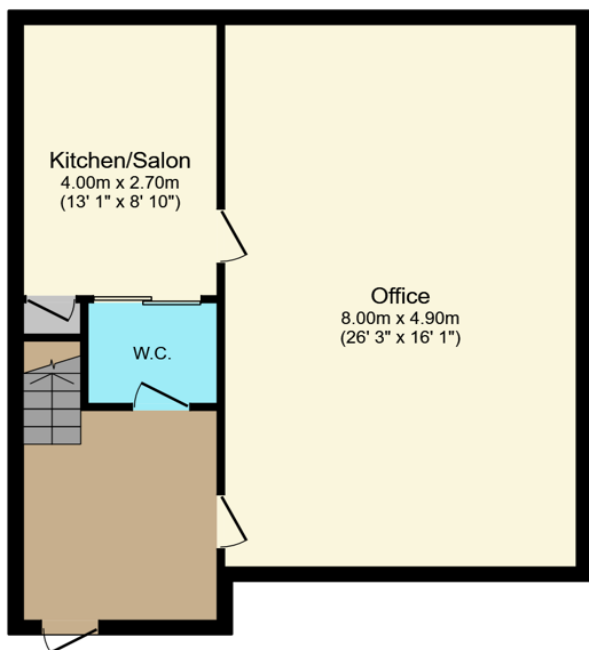
## **Tenure**

Leasehold of 125 years from 1 January 2009. Title number TY514354.

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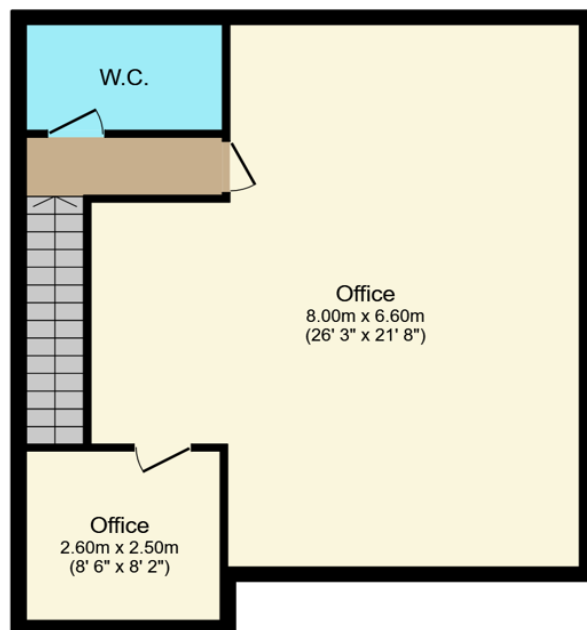
## **Additional Information**

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial.ne@pattinson.co.uk](mailto:commercial.ne@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



### Ground Floor

Floor area 63.7 sq.m. (686 sq.ft.)



### First Floor

Floor area 63.7 sq.m. (686 sq.ft.)

Total floor area: 127.5 sq.m. (1,372 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Austin Boulevard, , Sunderland, Tyne and Wear, SR5 2AL

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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