



# To Let

## Ground & First Floor Office Suites

90 Coronation Street  
Sunderland  
SR1 2HE

- Well Presented Refurbished Office Suites
- **Rent includes, heat, light, and common area services**
- Located within Edmundson Buildings in Old Sunderland.
- Good Road Links
- Flexible Terms
- Parking
- Lift Access

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

## Location

The property is situated within the East End of Sunderland close to The Port in a mixed use area within walking distance of the City Centre just off the Eastern Relief route which provides excellent road links.

## Description

The offices are located within Edmundson Buildings and provide recently refurbished accommodation offered on a flexible basis with rent to include Heat, Light, Common Area maintenance, cleaning and repair. The offices are accessed via a secure reception area and can be combined or offered individually and are ready to move in to. The first floor suite has been used most recently for training and benefits from lift access.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Unit 4 – Ground Floor</b>		
Net Internal Area	315	29.26
<b>First Floor</b>		
Net Internal Area	1287	119.56

## Tenure

New Sub Leases (drawn outside of the provisions of the Landlord and Tenant Act 1954 in respect of renewal) are available on a flexible basis

## Rent

### Ground Floor Unit 4

£375 per calendar month

### First Floor

£1,000 per calendar month

## Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

## Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- [mjw@lofthouseandpartners.co.uk](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

## VAT

Figures quoted exclude VAT where chargeable.

## Rateable Value (RV)

Being Re-assessed.

## Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

## Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

## Ref

C3876

## EPC

Energy Rating D



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