

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



To Let

Ground Floor Office Suite

90 Coronation Street Sunderland SR1 2HE

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

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 office is accessed via a secure reception area and is ready to move in to.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Unit 4 – Ground Floor		
Net Internal Area	315	29.26

Tenure

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

Rent

Ground Floor Unit 4

£375 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
- 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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