

Sunderland: 0191 5658844  
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## 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
<b>Unit 4 – Ground Floor</b>		
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](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