



To Let

Workshop/Warehouse Premises

Unit 1 Edmundson Buildings
90 Coronation Street
Sunderland
SR1 2HE

- Rent includes, heat, light, and common area services
- Located at Edmundson Buildings in Old Sunderland
- Good Road Links
- Accessed via secure compound
- GIA 2735ft² (254m²)

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

Warehouse/Workshop premises accessed via a secure compound within Edmundson Buildings. The unit benefits from office accommodation to the rear of the unit over 2 floors.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
GIA	2735	254.08

Tenure

New Sub Lease (drawn outside of the provisions of the Landlord and Tenant Act 1954 in respect of renewal) is available at an annual rental of **£15,000** inclusive of landlord services.

Landlord Services

Heat and Light in demised premises.
Cleaning and lighting in common parts.
Fire alarm maintenance in common parts.
Maintenance and repair of common parts.

Please note -The quoting rent will be reviewed on an annual basis in line with inflation. It is based on use as a warehouse. If proposed us is workshop operation which would involve high electricity consumption, the rent to be agreed by discussion.

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)

RV is £9500 warehouse and premises can you inset rest of info

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

C4056

EPC

Energy Rating D