



To Let

Office Suites

Office Suites
44 Frederick Street
Sunderland
SR1 1NF

- Choice of 2 Office suites with parking
- Located in Sunnyside area
- Prominent Corner Position
- Junction of Frederick Street/Athenaeum Street
- Ground Floor suite **793 ft² (74 m²)**
- First Floor suite **782 ft² (73 m²)**

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

Location

The property is prominently located at the junction of Frederick Street and Atheneum Street situated within the heart of the main professional area close to a number of firms of Surveyors, Estate Agents and Solicitors etc including Dowens, Hacketts, and Martin & Co amongst others. The impressive Sunnyside Gardens is located within easy walking distance together with the rail and metro station, main shopping areas and bus-stops.

Description

The suites form part of a larger building arranged over 3 floors with a shared entrance. The first floor is occupied by Adecco.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
GROUND FLOOR SUITE		
Shared entrance		
Offices	793	73.67
LOWER GROUND FLOOR SUITE		
Offices/kitchen	782	72.65
Externally		
1 car parking space allocated per suite to the rear of the building.		

Tenure

New Leases are available For a term of years to be agreed (minimum 3 years) on an effective T.INT basis subject to 3 yearly Rent Reviews as follows:-

Ground Floor Suite	£7,000 pax
Lower Ground Floor Suite	£5,000 pax

Service Charge

Subject to service charge covering the cost of electricity, gas, cleaning, maintenance and decoration of the common parts, gutter cleans, external general repairs and decoration.

Costs

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

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

The rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Values are:

Ground Floor £7,300

Lower Ground Floor £2,900

The Uniform Business Rate for the Rates Year 2023/2024 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation. **Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

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 C4070

EPC Ground Floor Energy Rating 71/C
Basement Energy Rating 67/C