



To Let

Office Premises

45/46 John Street
Sunderland
SR1 1QU

- 2 adjoining office buildings adj to McKenzie Bell/TSB
- Offices totalling **4534 ft² (421.21 m²)**
- Plus single storey storey/lockup **361 ft² (33.54 m²)**
- Interconnected at each floor level
- DDA accessible from rear
- Secure car parking for 2/3 cars

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

Location

The property is located within the Sunnyside, the main professional area of the city immediately adjacent to McKenzie Bell and opposite Ben Hoare Bell Solicitors with TSB, Your Move, Michael Hodgson and Virgin Money also within very close proximity. Sunderland central station is within short walking distance and is currently undergoing a multi-million redevelopment programme to demolish and redevelop the southern entrance in Atheneum Street. The Museum and Winter Gardens and the main shopping centre are also within very close proximity.

Description

The property comprises 2 adjoining and interconnecting 4 storey office buildings arranged over ground, lower ground, first and second floors. The second floor has a full width dormer window to the front elevation and the building is DDA compliant from the rear car park which is secure car park benefiting from 2/3 car parking spaces. To the rear car park is a modern single storey office/store with WC which could potentially be demolished to increase car parking.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices	1137	105.63
	361	33.54
First Floor		
Offices	1183	109.90
Second Floor		
Offices	1077	100.05
Lower Ground Floor		
Offices	1137	105.63
TOTAL	4895	454.75
Externally		
Secure car park with 2/3 spaces. Scope to increase parking with potential demolition of single storey building.		

Tenure

A new lease is available on terms to be agreed at a commencing annual rental of **£32,500** for a term of

years to be agreed (minimum **3** years). **The lease will exclude the provisions of the Landlord and Tenant Act 1954.**

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**

A virtual tour of the building is available via following link:-

[v4 Nulite Properties 04 07 25.mp4](#)

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£32,000**. The Uniform Business Rate for the Rates Year 2025/2026 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

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.

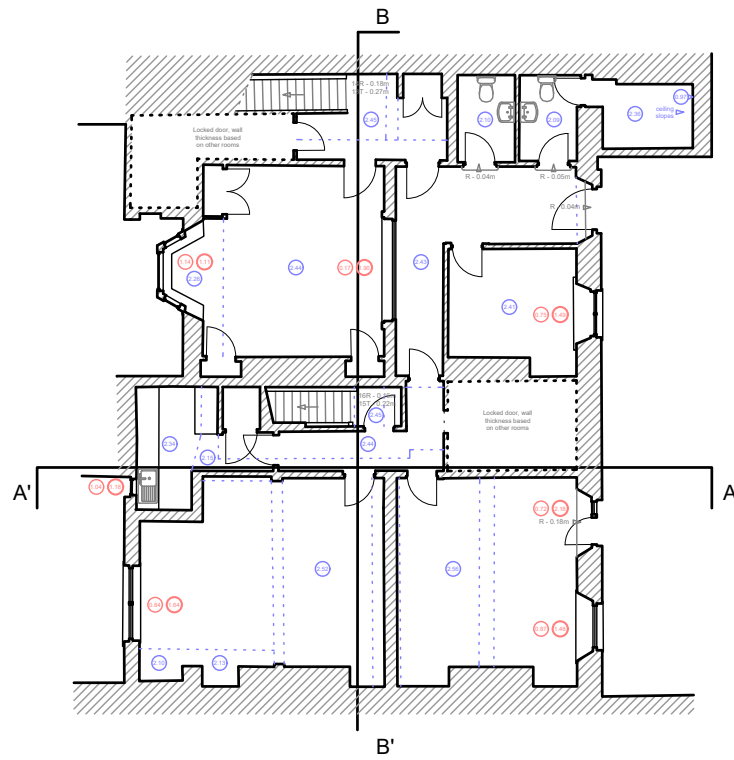
Disclaimer

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.

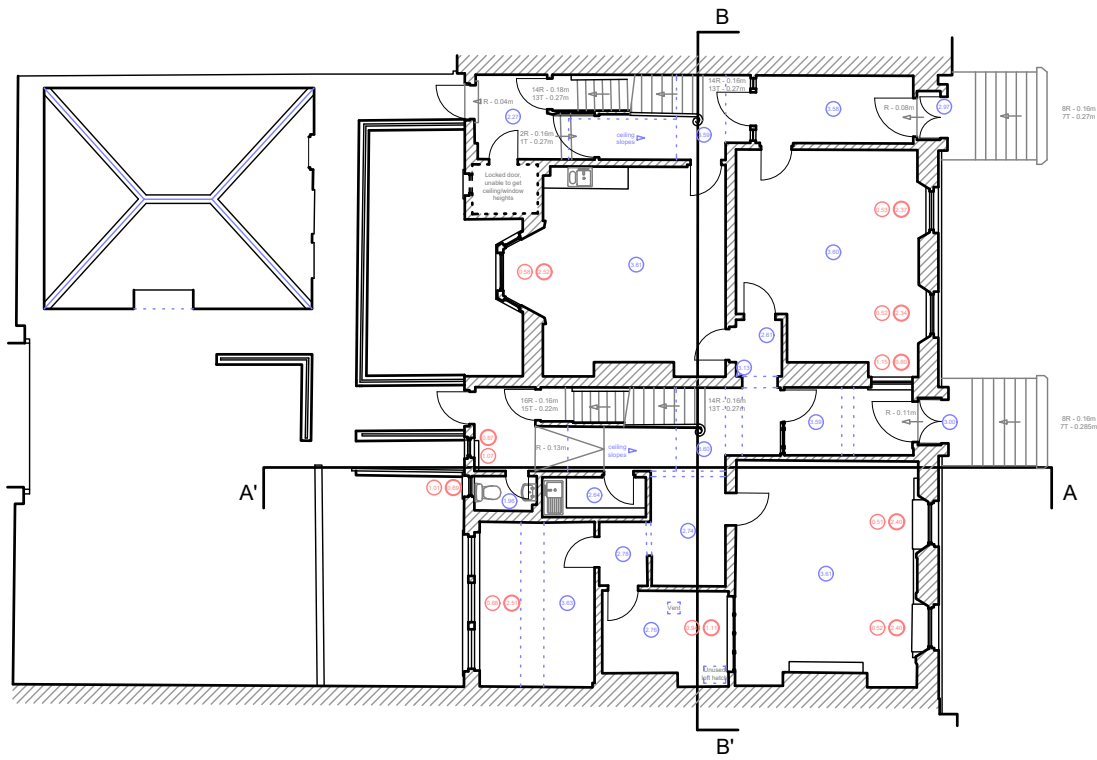
Ref C4108 **EPC** Energy Rating 114/E

Agents Note

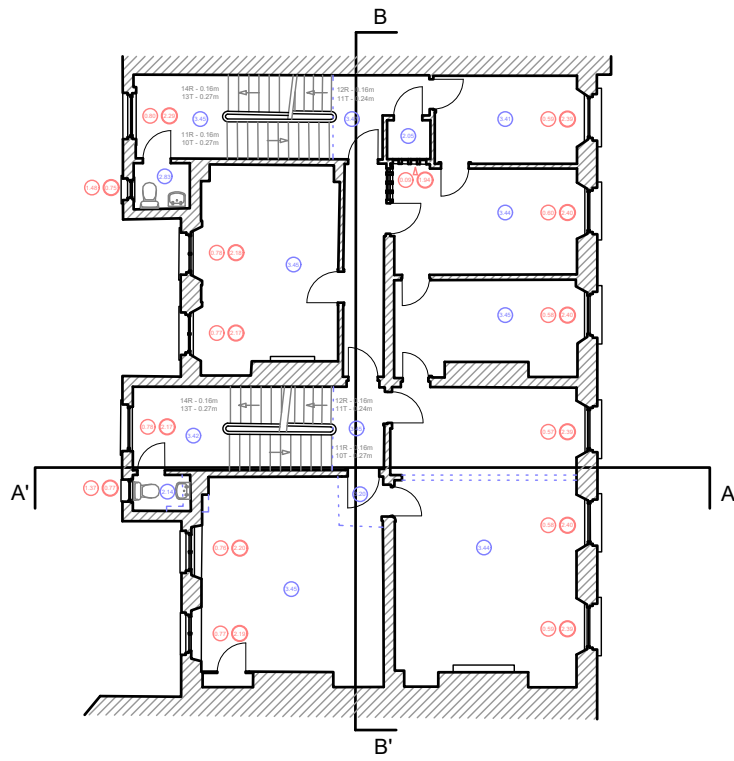
Our client may consider a lease of each property separately subject to agreement on terms.



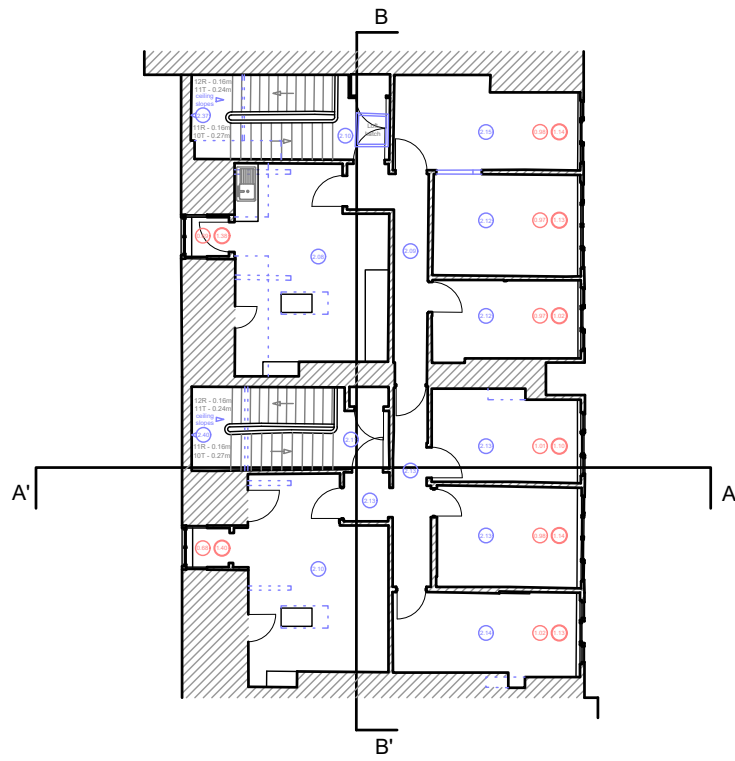
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Legend

	Wall
	Window
	Door
	Ceiling Height
	Internal Window Sill to Head
	Internal Sill Height
	Door Height
	Typical Floor Level
	Stairs (up), Risers (R), Tread (T)
	Room Volume (cubic metres)
	Net Floor Area (square metres)
	Radiator
	Double / Single Electricity Socket
	Fluorescent / Ceiling / Wall Light
	Heated Rail
	Storage Heater
	Light Switch / Pull Cord



SURVEY STATIONS MARKED WITH ROAD NAILS AND PEGS
WITH COORDINATES RELATING TO OSGB36 NATIONAL GRID

SITE LEVELS MARKED AT STATIONS RELATE TO
ORDNANCE DATUM OSGM15, VIA DIFFERENTIAL GPS.

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DRAWING REVISION RECORD

No. Detail	DWG No.	Date	Intl.
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Site	"45 JOHN STREET"
	SUNDERLAND

Drawing
MEASURED FLOOR PLANS

Date	30 JULY 2025	Drawing No.	P17120/amr/2
Scale	1: 200 @ A3	Subm.	01
Drawn By	JM	Checked By	JMR

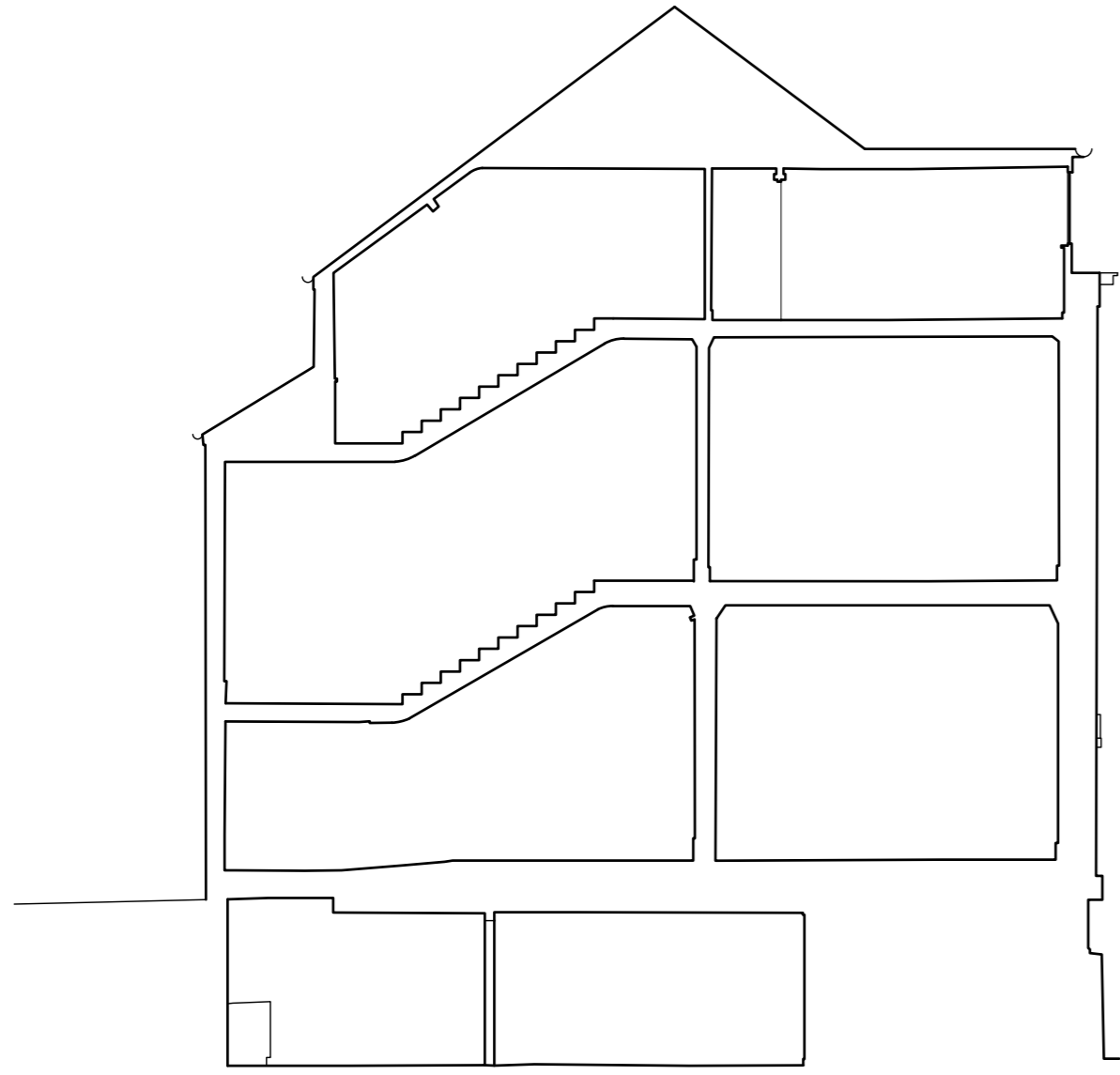
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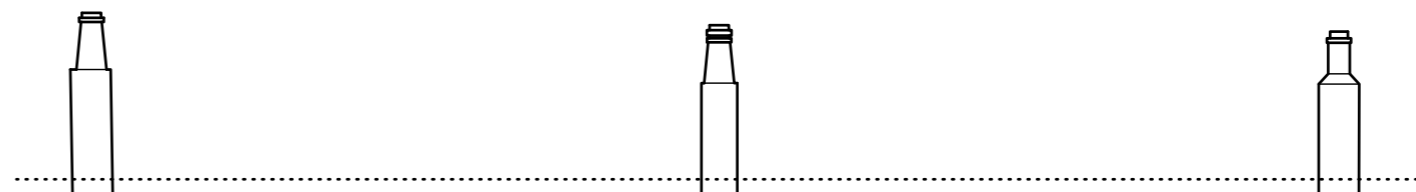
SOUTH FACING ELEVATION



SOUTH FACING ELEVATION



SECTION A



SECTION B

Legend

- Wall
- Window
- Door
- Ceiling Height
- Internal Window Sill to Head
- Internal Sill Height
- Door Height
- Typical Floor Level
- Stairs (up), Risers (R), Tread (T)
- Room Volume (cubic metres)
- Net Floor Area (square metres)
- Radiator
- Double / Single Electricity Socket
- Fluorescent / Ceiling / Wall Light
- Heated Rail
- Storage Heater
- Light Switch / Pull Cord

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Site

"45 JOHN STREET"

SUNDERLAND

Drawing

**MEASURED ELEVATIONS
AND SECTIONS**

Date	30 JULY 2025	Drawing No.	P17120/amr/1
Scale	1: 100 @ A2	Subm.	01
Drawn By	JM	Checked By	JMR

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