

Sunderland: 0191 5658844  
[www.lofthouseandpartners.co.uk](http://www.lofthouseandpartners.co.uk)



# To Let

## Offices

6 Pier Point  
Marine Walk  
Roker  
Sunderland  
SR6 0PP

- Stunning beachfront offices
- Directly overlooking Roker Beach and North Pier
- Constructed 2015 with Grade A fitout
- Totalling **1043 ft<sup>2</sup> (96.89 m<sup>2</sup>)**
- Close to a number of bars and restaurants
- 100% business rates exemption subject to status\*

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

### Location

Pier Point is located on Roker beach accessed from Marine Walk enjoying outstanding unspoilt views over Roker Beach and the North Pier. This area has been the subject of major investment by Sunderland City Council including upgraded landscaping and parking facilities resulting in a notable increase in footfall levels and becoming a recognised and established destination for leisure and recreation. Nearby occupiers include Six, Love Lily, Downey's, Fausto, Grannie Annie and Rosa Gelato amongst others.

### Description

The premises form part of a larger development constructed in 2015 located directly above Six restaurant/bar comprising office suite fitted to an exceptionally high standard having been designed and occupied by a well renowned architect's practice. The suite comprised open plan general office plus a glass partitioned meeting room with unspoiled sea views together with, kitchen, and WC/shower room and comms store. Furnishings may be available if required subject to further discussion.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>First Floor</b>		
Offices, Kitchen, WC totalling	1043	96.89

### Tenure

A new lease is available at an annual rental of **£20,000** for a term of years to be agreed (minimum 5 years) on an effective FRI basis plus service charge and subject to rent review every 3 years. Rent deposit may be required subject to status.

### Costs

Each party 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

Figures quoted exclude VAT where chargeable. We are advised the property is VAT elected therefore VAT will be chargeable in addition to the rent.

### Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£6,500**. 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** C4197 **EPC** Energy Rating 43/B



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 WWW.FITZARCHITECTS.CO.UK  
 OFFICE@FITZARCHITECTS.CO.UK

CLIENT  
 BBL NE

PROJECT  
 MIXED USE DEVELOPMENT  
 AT MARINE WALK, ROKER

STAGE  
 BUILDING REGULATIONS

DRAWING  
 PROPOSED LEVEL 01 PLAN  
 (DETACHED BUILDING)

PROJECT NUMBER  
 1215

SCALES  
 1:50 @ A1

DRAWING NUMBER  
 AL (0) 0220

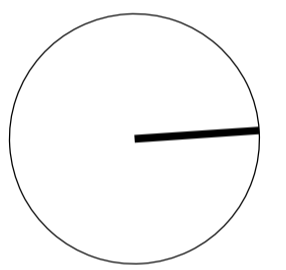
DATE  
 12 DEC 13

DRAWN BY  
 CM

CHECKED BY  
 CRF

REVISION

NORTH



REVISION	DATE AND DESCRIPTION
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REVISION	DATE AND DESCRIPTION

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