



To Let

Modern Offices

Ferryboat House
Ferryboat Lane
Sunderland
SR5 3JN

- Detached modern office building
- Arranged over 2 floors
- Totalling **6,459 ft² (600.06 m²)**
- **32 car parking spaces** with 3 EV charging bays
- Immediate access to A19
- **Fixed rent until September 2033**

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

Location

The property is accessed from Ferryboat Lane and sits on the A19 to the north of Sunderland providing immediate links to the regional road networks via the A1M, Sunderland city centre via the A1231 and the Tyne Tunnel.

Description

The premises comprise detached modern office building arranged over 2 floors with 32 car parking spaces and 3 EV parking bays.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor Offices (NIA)	3190	296.36
First Floor Offices (NIA)	3269	303.7
Total	6459	600.06
Externally 32 parking spaces		

Tenure

The property is available by way of an assignment of the current lease held for a term of 10 years from 1st October 2023 on Tenant Internal Repairing and Insuring terms subject to a schedule of condition. The lease contains tenant only options to break on 1st October 2026, 2028, and 2031. The current rent of **£55,000 per annum** is not subject to review and is therefore fixed until expiry in September 2033.

VAT

Figures quoted exclude VAT where chargeable.

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**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Values are as follows:-

Ground Floor £24,500

First Floor £26,500

The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p. If necessary, a written request should be made to the Local Authority for confirmation.

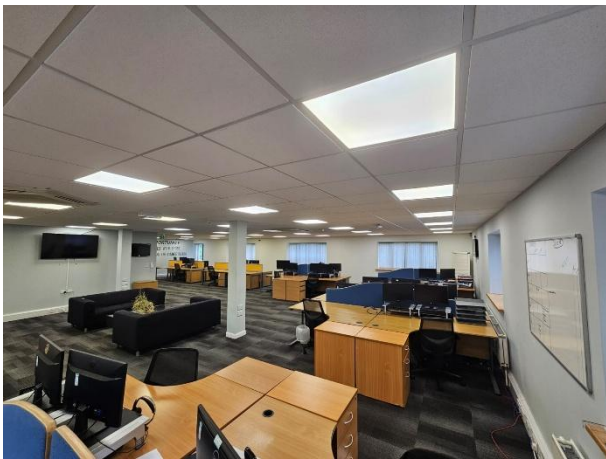
Money Laundering Regulations

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 C4310 **EPC** Energy Rating 39/B



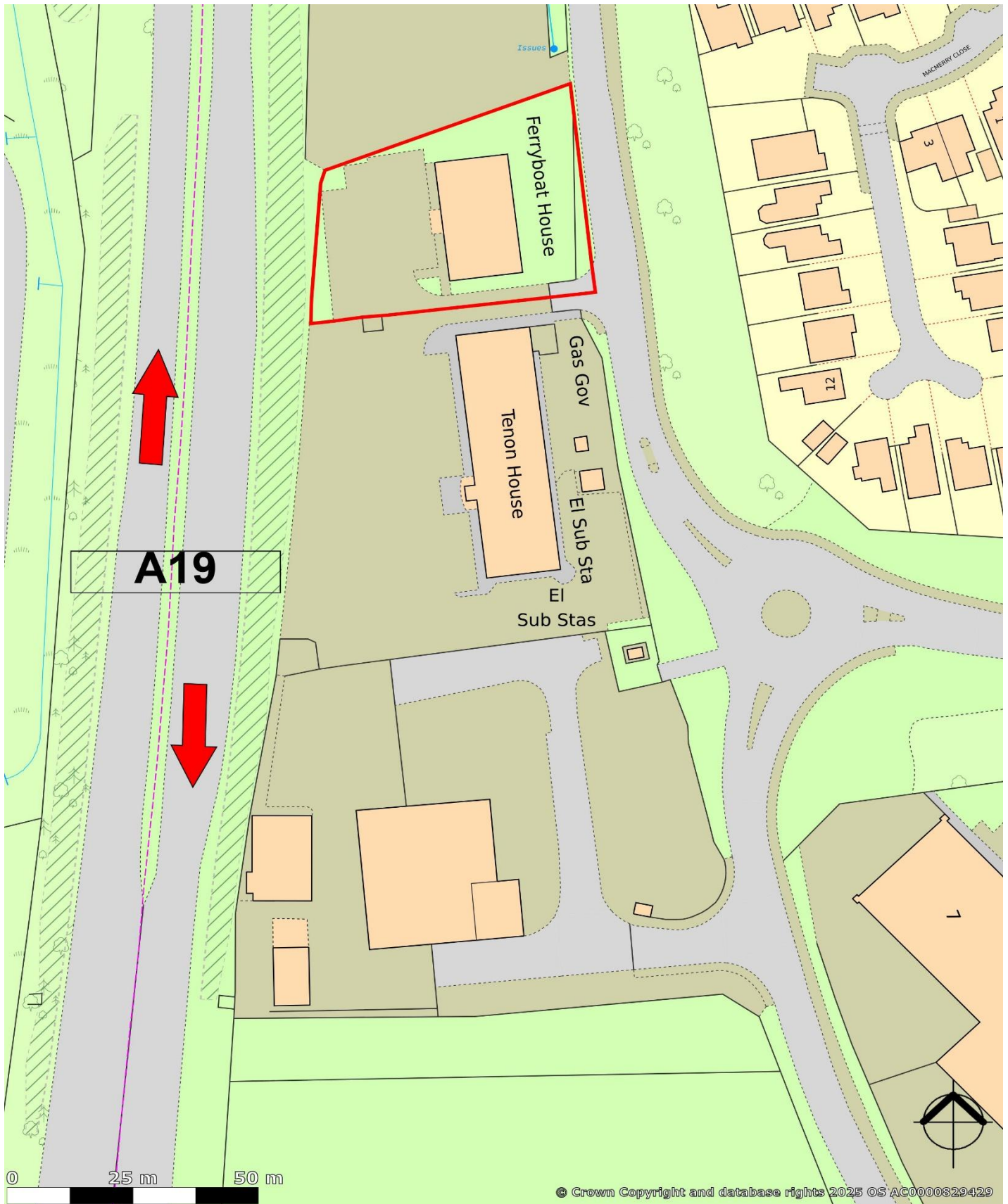
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