

Sunderland: 0191 5658844
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To Let

Office Premises

First Floor
2 Tavistock Place
Sunderland
SR1 1PB

- Well presented office suite
- Overlooking Mowbray Park
- Above ProntoPrint and opposite Software City
- 1379sqft (128m2) Net Area
- Suitable for other uses

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

Location

The property is situated on Tavistock Place overlooking Mowbray Park above ProntaPrint in Sunderland City Centre opposite Software City.

Description

Well presented first floor office suite that is suitable for a number of uses. The suite is made up of several rooms and benefits from very good natural light, having UPVC windows to 2 sides, gas central heating and neutral decor.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
First Floor		
Offices	1379	128.11

Tenure

A new Lease is available at a commencing annual rental of **£7,500** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly Rent Reviews.

VAT

Figures quoted exclude VAT where chargeable.

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**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£11,500**. 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.

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

C4309

EPC

Energy Rating 115/E



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