



## To Let

### Office Premises

First Floor, 9/10 Bonnersfield  
Monkwearmouth  
Sunderland  
SR6 0AA

- Prominently located on Wearmouth Bridge
- Walking distance to city centre
- Modern building with river views
- Opposite St Peters Metro Station
- First Floor Totalling **1234 ft2 (114.64 m2)**
- Gas centrally heated

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

### Location

The property is situated on Bonnersfield on the northern bank of the river Wear overlooking Wearmouth Bridge and immediately opposite St Peters Metro Station. Dame Dorothy Street connects the city centre with the sea front.

### Description

Comprising well-presented office suite located on the first floor of this detached and highly prominent building. The suite has a shared entrance but is otherwise completely independent with its own utility supplies.

### Accommodation

The property briefly comprises as follows:-

First Floor	ft2	m2
Net Internal Area	1234	114.64

### Tenure

A new Lease is available at a commencing annual rental of **£12,000** for a term of years to be agreed (minimum **3** years) on a tenant internal repairing and basis subject to **3** yearly Rent Reviews. The rent is inclusive of external repairs and decoration and buildings insurance.

### VAT

The property is not subject to VAT.

### 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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### Rateable Value (RV)

Note the property is listed on the Valuation Office website as **10/13 Bonnersfield** and the current Rateable Value is **£7,300**. 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

C4331

### EPC

Energy Rating 63/C