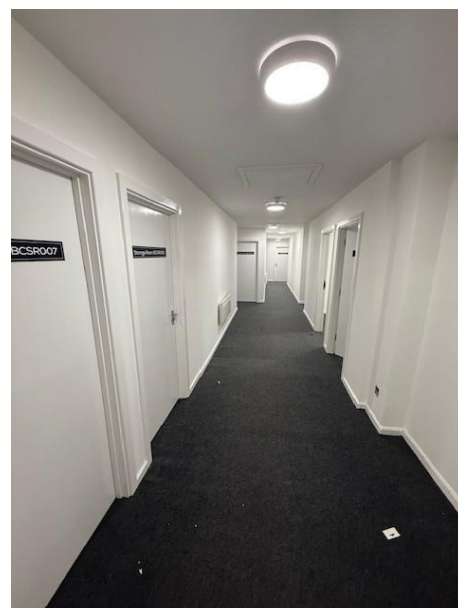


Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Secure Storage/Office Centre

Upper Floors

59 Fawcett Street

Sunderland

SR1 1SE

- Fully refurbished premises
- 2 floors offering 37 individual secure store rooms together with 12 fitted office units
- Access via key fob intercom from Station Street opposite rear Sunderland Metro Station access
- Full internal CCTV system and automatic lighting
- Ability to provide 24 hr access
- City Centre Location with ability to pull vehicles up to entrance to rear to load/unload

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

Location

Centrally situated on Fawcett Street opposite Flannels and close to Lloyds Bank on busy Bus Route within Sunderland City Centre. Access is from Station Road to the rear of Fawcett Street opposite the rear entrance to the Sunderland Metro Station via double metal security doors which are controlled by a keyfob intercom system providing 24 hour access.

Description

Recently fully refurbished premises arranged over First and Second Floors. Each floor has been divided up to provide secure storerooms of various sizes (37 in total) together with individual office units overlooking Fawcett Street (12 in total)

The accommodation is well presented and unused and ready to move in to. Its fully carpeted, has electric heating, internal CCTV system and automatic lighting. There are shared kitchen and washroom facilities.

Accommodation

The property briefly comprises as follows:-

FIRST FLOOR	ft2	m2
16 Store Rooms and 6 Offices	3167	294.2

SECOND FLOOR	ft2	m2
21 Store Rooms and 6 Offices	3213	298.5

Tenure

A new Lease is available at a commencing annual rental of **£20 000 per annum** 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)

To be re-assessed.

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.

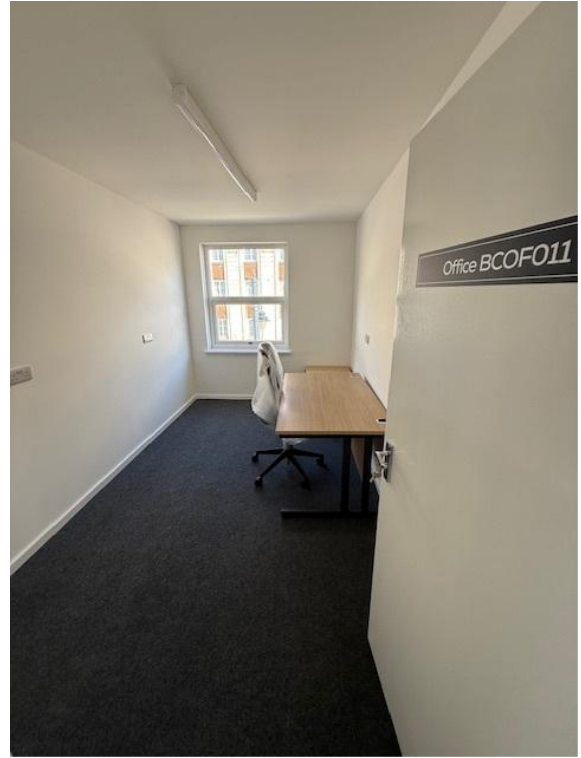
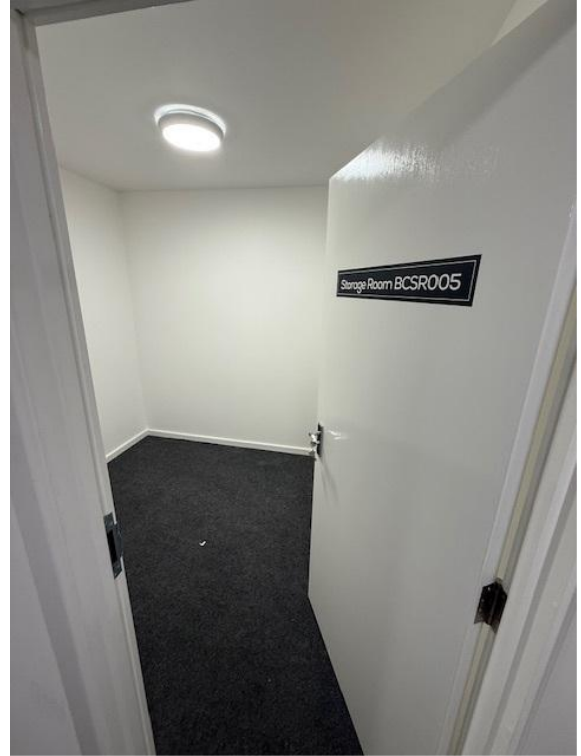
Ref

C4334

EPC

Energy Rating D

Internal Photographs



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