



To Let

Refurbished Office Suite

First Floor, Lynas House
12 Frederick Street
Sunderland
SR1 1NA

- Fully refurbished and carpeted offices
- Open Plan layout **3,836 Ft² (356.36m²)**
- City centre location in main professional area
- Comfort heating/cooling with perimeter trunking
- DDA compliant with platform lift
- Ready for immediate occupation

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

Location

Lynas House is a modern 3 storey office building located at the junction of Frederick Street and Athenaeum Street within the main professional area. Occupiers within close proximity include TSB Bank and Grand Central and the property is within a 1-minute walking distance of Sunderland Rail and Metro Station.

Description

The suite is located on the first floor and was fully refurbished, carpeted and redecorated in February 2026 benefiting from platform lift and comfort cooling with perimeter trunking.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Offices and Kitchen	3836	356.36
WC's		
Parking 1 space (TBC)		

Tenure

A new Lease is available at a commencing annual rental of **£26,850** for a term of years to be agreed (minimum 5 years) on an effective FRI basis plus subject to 5 yearly Rent Reviews. **Service charge to be confirmed.**

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 Value is **£20,000**. 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

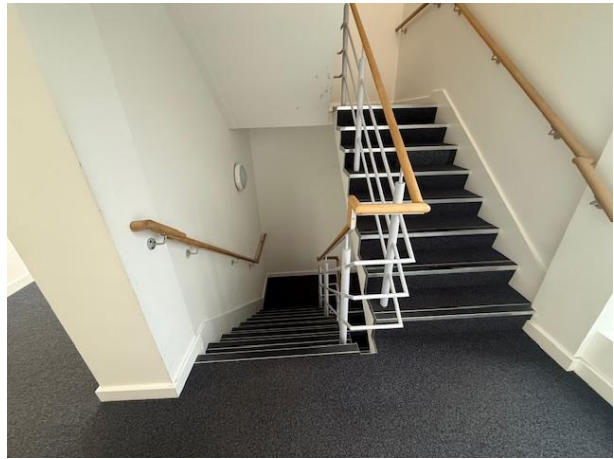
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4359

EPC

Energy Rating 86/D



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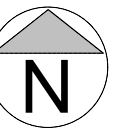
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Revision :	Drawn :	Date :
01	SNi	12.02.19
02	SNi	15.02.19



Location Plan

1 : 1250



Client :

GMB Ltd

Address :

Lynas House, 12 Frederick Street.
Sunderland. SR1 1NA

Drawing :

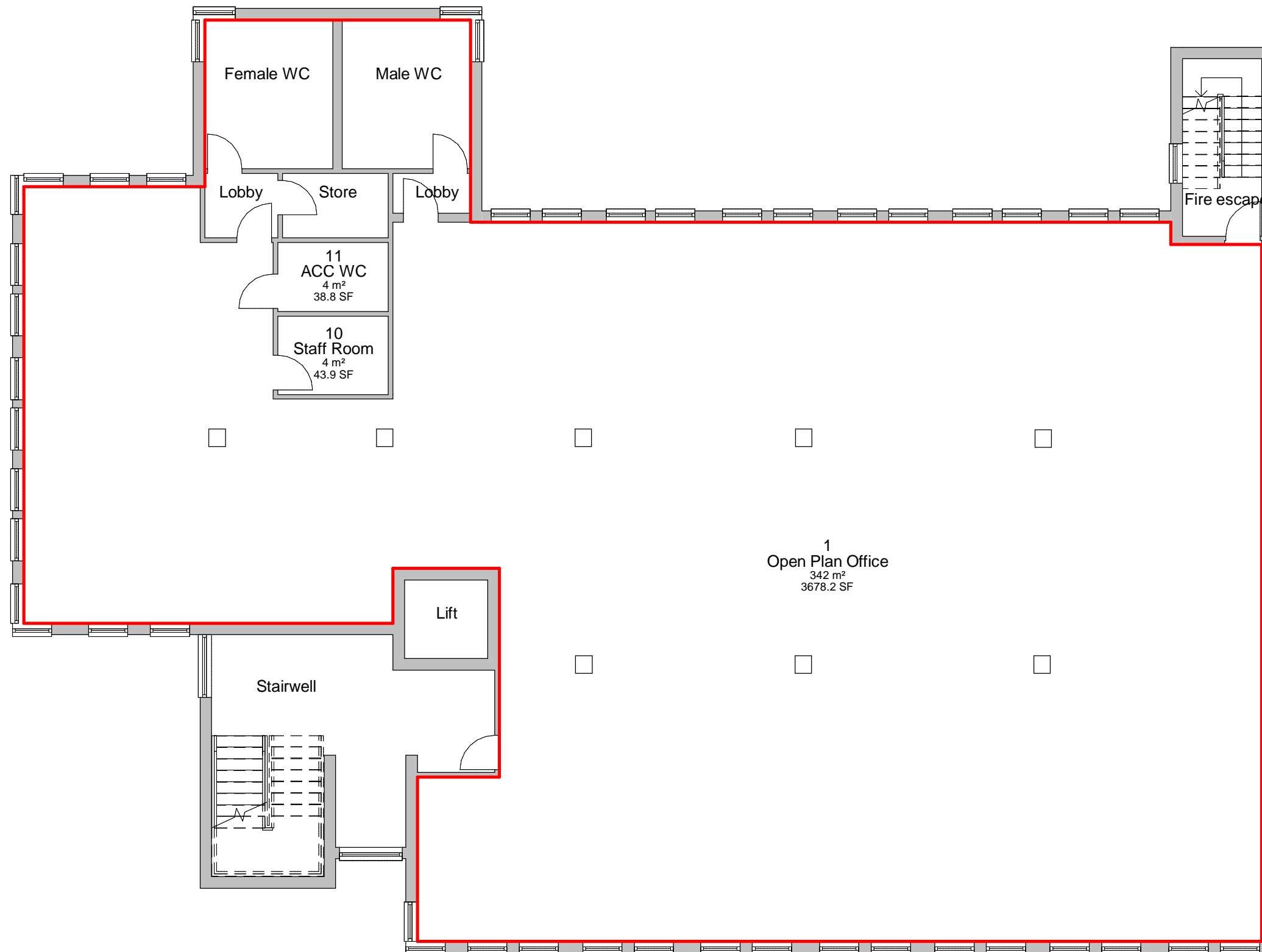
First Floor, Lynas House. Lease plan

Job Ref :	Dwg No :	Revision :
173427	150-01	02

Drawn :	Checked :	Scale :
SNi	SRi	@A3 As indicated

Status :

Preliminary



Level 01

1 : 100

