

## Offices TO LET

Tel: (0191) 5806800

### ARROW BUSINESS CENTRE

14 Foyle Street, Sunderland, SR1 1LE

210 sq.ft., 19.51 sq.m.

First floor, self contained, all inclusive, easy in easy out terms

**£45 per week for first 6 months**

#### Location

Arrow Business Centre is located in the heart of the Sunnyside area of the City centre. It enjoys a prominent position at the junction of Foyle Street and Borough Road, and is very accessible by either private or public transport. The exact location is shown on the plan overleaf.

#### Description

The property is a Grade II listed building which has been thoroughly but sensitively refurbished to provide a range of accommodation suitable for all business requirements.

This office comprises a self-contained single room on the first floor, at 210 sq.ft. (19.51 sq.m.). Access is gained from the common stairway. The office has excellent natural light, and benefit from compliant ceiling mounted lighting, and also ceiling mounted heating units.

There is also a range of furniture available that can be included if required.

#### Terms

The offices are to be let by way of a short term, easy in, easy out agreement. The length of the agreement will reflect the requirements of the occupier.

The charge made **includes rent, service charge, electricity, rates, cleaning of common parts,**

**access 24/7, and a link to the shared wi-fi facility provided within the building.** Occupiers may prefer to install their own equipment.

Charges that the occupier will need to consider in addition to the basic charge will be for internal office cleaning, and a direct telephone service if required.

#### Charge

**The charge for this office will be £45 per week for the first six months, rising to £55 per week thereafter. These figures include VAT.**

#### EPC

The property has a 'D' rating, and a copy of the certificate is available from the letting agents.

#### Costs

Each party is to be responsible for their own legal costs incurred in the matter.

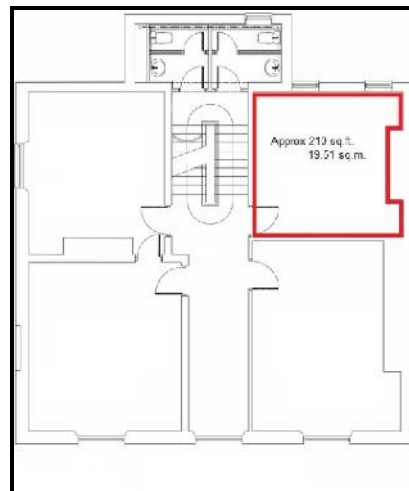
#### Further details

Any further details required can be discussed with the Landlords' agent, ABP Property Consultants, to whom all enquiries should be made in the first instance.

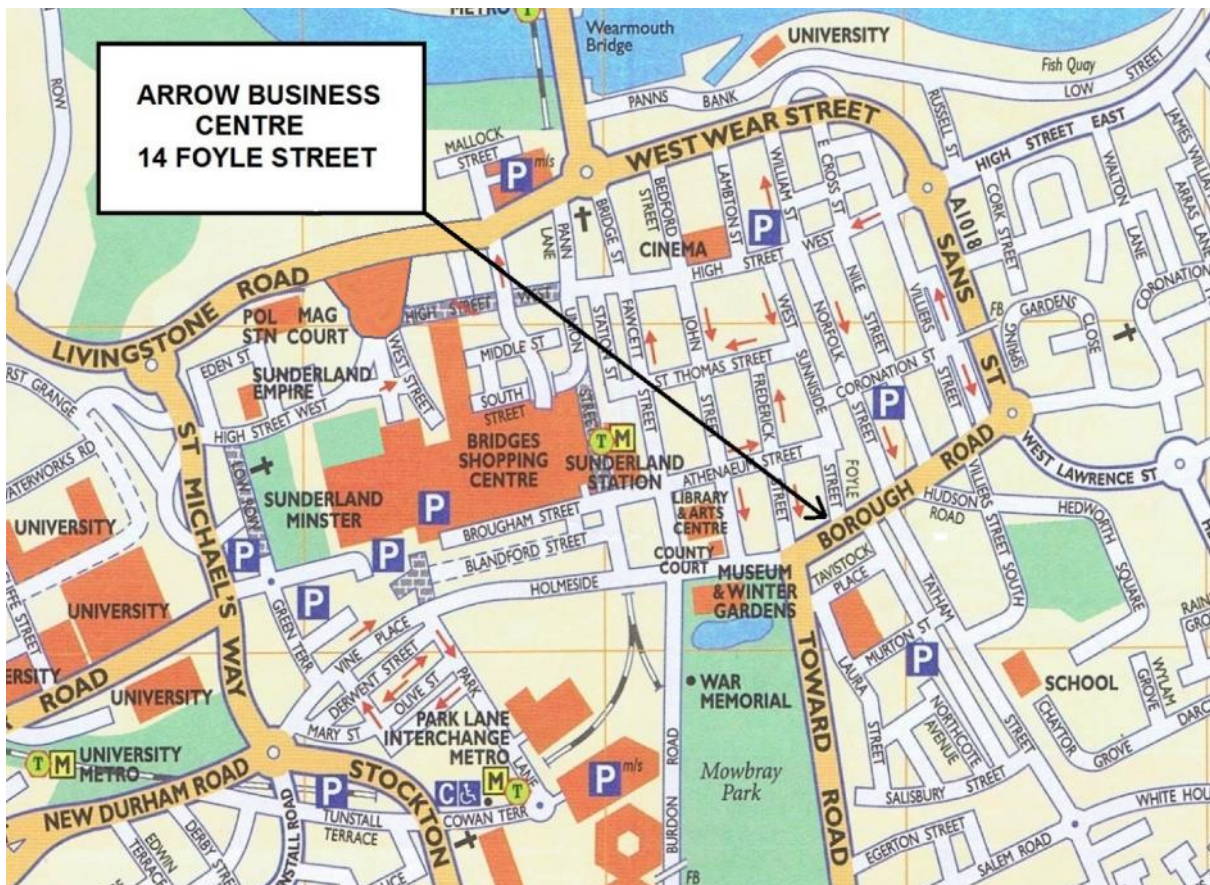
Telephone: (0191) 5806800

Email: [info@abppco.com](mailto:info@abppco.com)

Web: [www.abppco.com](http://www.abppco.com)



First floor plan



## Consumer Protection Notice

These property details are intended to give a fair description of the property, and intending lessors/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless stated, all prices and rents quoted are exclusive of value added tax.

Prepared 28 July 2016