

## Offices TO LET

Tel: (0191) 5806800

### ARROW BUSINESS CENTRE

14 Foyle Street, Sunderland, SR1 1LE

567 sq.ft., 52.71 sq.m.

Second floor, self contained, all inclusive, easy in easy out terms, for

**£130 per week for the first 6 months (includes power, internet, heating, rates)**

#### 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.

These offices comprise three linked rooms on the second floor, with one at 271 sq.ft. (25.23 sq.m.), another at 197 sq.ft. (18.26 sq.m.), and a third at 91 sq.ft. (8.45 sq.m.). Access is gained from the common stairway. Both offices have excellent natural light, with additional compliant ceiling mounted lighting, and also ceiling mounted heating units.

The offices are currently provided with a full range of furniture that is included (if required) at a small additional charge

#### 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.

#### Charge

**The charge for these offices will be £130 per week for the first six months, rising to £140 thereafter.**

VAT is included in these amounts.

The figure **includes rent, service charge, electricity, rates, cleaning of common parts, access 24/7, and a link to the shared internet facility provided within the building.** However, occupiers may prefer to install their own broadband 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.

#### 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.

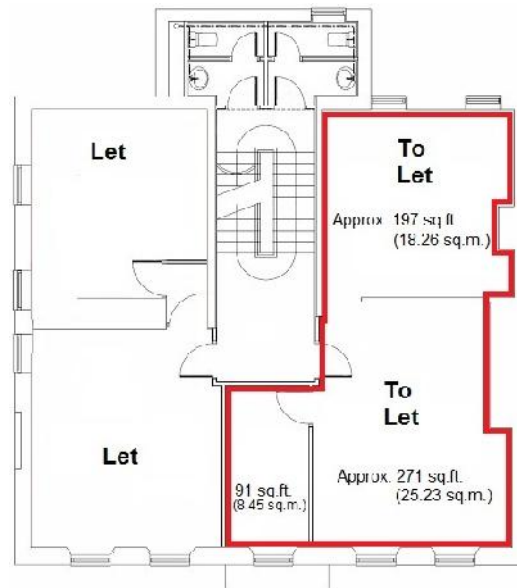
#### Further details

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.

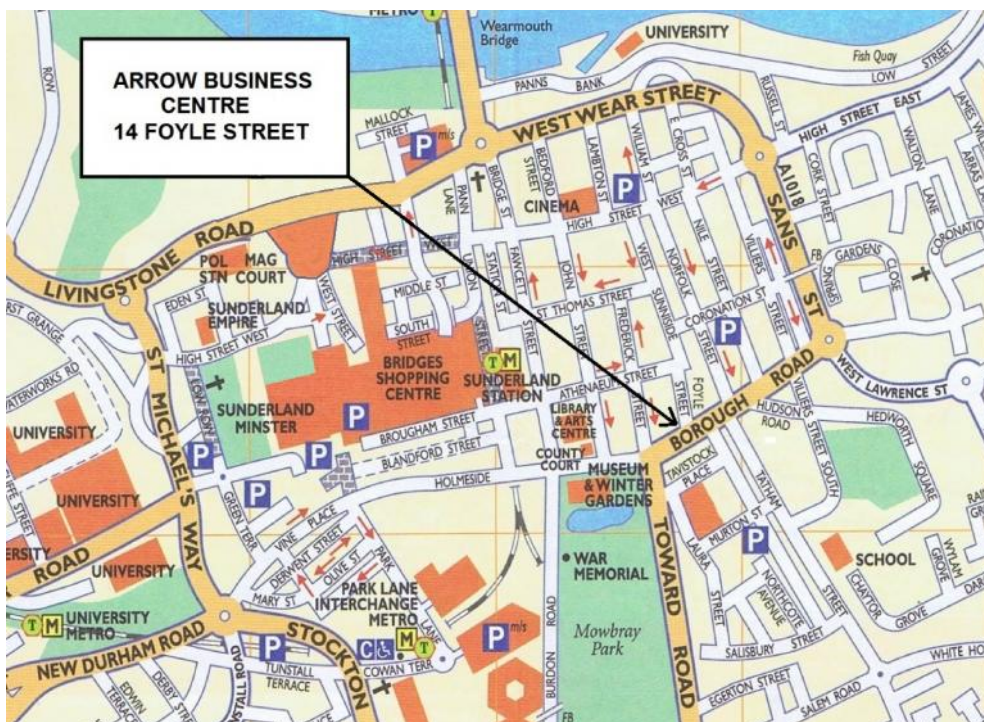
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Web: [www.abppco.com](http://www.abppco.com)



Second 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 26 August 2016