

TO LET

0191 580 6800

EXCEPTIONAL AND UNIQUE LOCATION

GROUND FLOOR OFFICE, SHOP, or SALON

65 sq.m. (700 sq.ft.)

MARINE ACTIVITIES CENTRE, SUNDERLAND MARINA, SR6 0PW

RENT £6,250 P.A. PLUS SERVICE CHARGE AND VAT

24 HOUR ACCESS AND SECURITY WITH AMPLE FREE PARKING



View from front of property

- Well presented with flexible internal space to meet varied requirements
- Unrivalled aspect looking over the Marina
- Modern working environment
- Close to local amenities and public transport with 24 hour, 365 day access and manned security
- Ample free parking on site

LOCATION

The Marine Activities Centre can be found at Sunderland Marina, at the mouth of the River Wear. It is approximately two miles from the City centre, and with bus stops nearby on Dame Dorothy Street has excellent links both into and out of Sunderland.

DESCRIPTION

The property is situated on the ground floor of the main building, overlooking the Marina. The main space is open plan, but there are also two separate rooms, a small store, kitchen, shower room and toilet facilities. The accommodation is well lit, and enjoys excellent views over Marina and nearby public realm areas. Heating is by way of night store units throughout the property.

ACCOMMODATION DETAILS

Main area and reception	35.49 sq.m. (383 sq.ft.)
Small front room	5.85 sq.m. (63 sq.ft.)
Side room, with shower off	16.79 sq.m. (180 sq.ft.)
Kitchen	5.03 sq.m. (54 sq.ft.)
Store	1.91 sq.m. (20 sq.ft.)
Toilet	

RENTAL TERMS AND COSTS

The property is available by way of a new lease at a rent of £6,250 p.a. exclusive of VAT. In addition, there is a service charge to cover maintenance of common parts, security and management of the building, which is currently £3,300 p.a. plus VAT. The Landlord's legal costs must be underwritten by the Tenant unless the lease is signed, in which case each party will be responsible for their own legal costs.

RATES

The current rateable value of the property is given as RVE£3,700, but this may be subject to review in the near future. Small business rate relief of up to 100% could apply, but interested parties are recommended to make their own enquiries of the rating department.

VAT and EPC INFORMATION

VAT may be levied on all sums payable under the terms of the lease at the then prevailing rate. The property is assessed to an EPC rating of "E", and a copy of the report is available if required.

VIEWING ARRANGEMENTS

Strictly by prior appointment via the agents, ABP Property Consultants on **0191 580 6800**.

Please contact: Malcolm Holmes – E: malcolm@abppco.com

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Consumer Protection Notice

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