

TO LET

0191 5806800

EXCEPTIONAL AND UNIQUE LOCATION

SECOND FLOOR OFFICE

140.70 sq.m. (1,515 sq.ft.) – CAN BE SUB-DIVIDED

MARINE ACTIVITIES CENTRE

SUNDERLAND MARINA, SR6 0PW

RENT £16,000 P.A. PLUS SERVICE CHARGE AND VAT

24 HOUR ACCESS AND SECURITY WITH AMPLE FREE PARKING



View from office

- Large self-contained open plan office with meeting rooms, store room and kitchen
- 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

ABP Property Consultants, Arrow Business Centre, 14 Foyle Street, Sunderland, SR1 1LE



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 office is situated on the second floor of the main building, with lift and stair access. The main space is open plan, but there are two separate offices or meeting rooms, a store room and a kitchen, and separate male and female toilet facilities. The offices are carpeted where necessary, well lit, and enjoy excellent views over Marina and nearby public realm areas. Access for disabled visitors and occupiers is excellent and to modern requirements.

ACCOMMODATION DETAILS

Main area	10.79 x 7.09 plus 4.06 x 3.08 and bay windows = 94.21 sq.m. (1014 sq.ft.)
Meeting/office room 1	4.11 x 4.06, 16.69 sq.m. (180 sq.ft.)
Meeting/office room 2	4.11 x 2.53, plus lobby, 11.45 sq.m. (123 sq.ft.)
Store	4.11 x 2.36, 7.70 sq.m. (104 sq.ft.)
Kitchen	4.11 x 2.59, 10.65 sq.m. (115 sq.ft.)

Any sub-division would be approximately into two equal areas, but toilet facilities would be shared.

RENTAL TERMS AND COSTS

The office is available by way of a new lease at a rent of £16,000 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 £6,600 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. If sub-divided, each area would be charged at approximately one half of the above figures.

RATES

The current rateable value of the property is given as RV£6,000, but this may be subject to review in the near future. Small business rate relief may 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 office 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

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.

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