



MARINE
ACTIVITIES

MICHAEL HODGSON

estate agents & chartered surveyors

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BRUNEL DRIVE, SUNDERLAND

£4,420 Per Annum

TO LET - RENTS FROM £85 PER WEEK - 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. These two offices on the first floor of the Marine Activities Centre can be let separately or as an interconnecting whole. The offices are carpeted and are well lit, and enjoy views of the Marina. The offices are separately metered for electricity with access to male and female toilets on the same floor. Disabled access is good, with a ramp entrance into the building and a lift to all floors.

OFFICES

MARINE ACTIVITY CENTRE

AS A WHOLE OR
INDIVIDUALLY

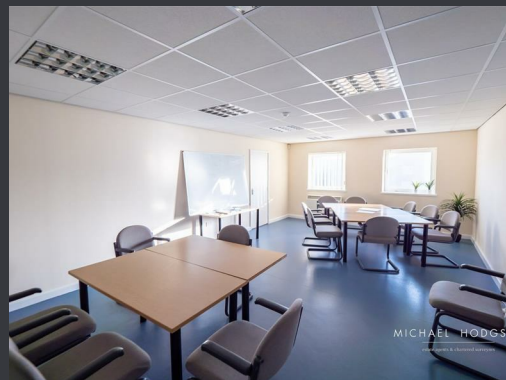
RENTS FROM £85 PER WEEK

TO LET

2 OFFICES

VIEWING ADVISED

EPC RATING: B



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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

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Accommodation

We calculate the following approximate areas:

Office 1:

Office 2:

Rental Terms

Office 1 is available at a rental of £5,200 p.a. plus VAT

Office 2 is available at a rental of £4,420 p.a. plus VAT.

The leases will be for a term of years to be agreed with a minimum term of 3 years

Business rates

The Valuation Office has confirmed the current Rateable Value is

Office 1: £5800.

Office 2: £

The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

VAT and EPC

VAT may be levied on all sums payable under the terms of the lease at the then prevailing rate.

Each office has a separate EPC rating, and a copy of the certificate is available upon request.

Legal Costs

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.

M I C H A E L H O D G S O N

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

