



## TO LET

### City Centre Offices

1<sup>st</sup> and 2<sup>nd</sup> Floor  
Lynas House  
Frederick Street  
Sunderland  
SR1 1NA

- City Centre location
- Availability 3,783 sq ft – 7,961 sq ft
- Asking rent: £6 psf
- New FRI Lease via Service Charge
- Subject to Contract

### Location

The subject property is located in Sunderland City Centre on the junction of Frederick Street and Athenaeum Street. The surrounding properties are former residential dwellings converted to commercial uses. The property is accessible and is in close proximity to all main road routes and rail network.

Occupiers in the immediate vicinity include Hackett Property, Bradley Hall, GMB and Key Training.



### Rates

The property is listed in the 2017 Rating List at a rateable value of £49,750. Interested parties should make their own enquiries with the Local Rating Authority (Sunderland City Council) to establish the rates payable.

### Lease Terms

The accommodation is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a rent of £6 per sq ft exclusive of VAT.

1 <sup>st</sup> Floor	£22,700 per annum
2 <sup>nd</sup> Floor	£25,100 per annum

### Description

The property is a three storey building of framed construction under part flat and part pitched roof with slate roof covering. The subject property has aluminium double glazed windows throughout.

The office accommodation is mainly open plan and fitted to a good standard. It incorporates suspended ceilings, modern lighting, air conditioning and kitchen facilities on both floors. To the core of the building there is a passenger lift to all floors.

### Accommodation

We understand that the accommodation comprises the following approximate net internal areas:-

Description	Sq m	Sq ft
First Floor Office	351	3,783
Second Floor Office	388	4,178
<b>Total</b>	<b>739</b>	<b>7,961</b>

### Legal Costs

Each party to bear their own legal costs incurred in the transaction with any VAT thereon.

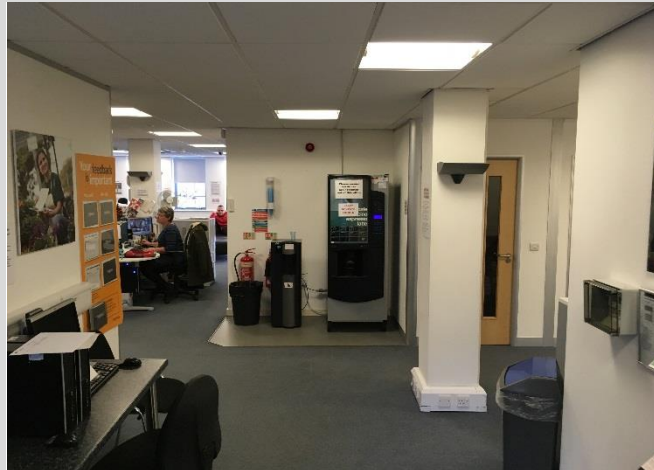
### Energy Performance Certificate

The premises has an EPC rating of Band C (65). A full copy of the EPC is available on request.

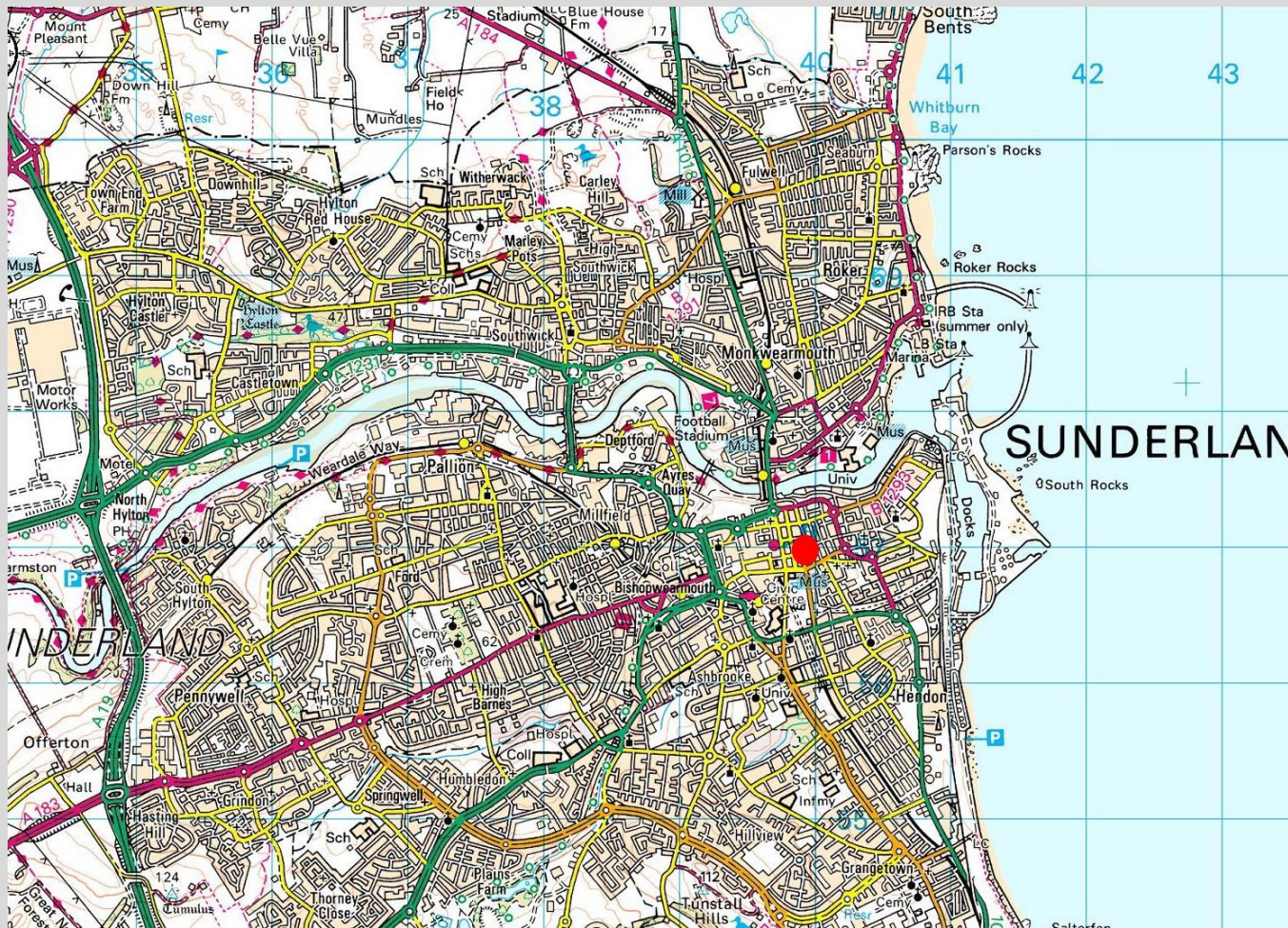
### VAT

All figures are exclusive of VAT where payable.









## Viewings and Further Information

Strictly by prior appointment with the agents:-

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