



## Monkwearmouth Health Centre, Dundas Street, Sunderland, SR6 0AB

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Office accommodation available in north of Sunderland City Centre

- First-floor accommodation
- Secure coded door access
- Located in a recognised medical and professional setting
- Excellent public transport links
- Suitable for medical, clinical, office or professional uses
- Strong connectivity via A1018 and A1231 connecting to the A19 and A1 across Tyne & Wear
- Option to be part-furnished
- <https://w3w.co/patch.rise.gold>

## Summary

<b>Available Size</b>	84.38 sq m
<b>Rent</b>	£10,080 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	Upon Enquiry
<b>Car Parking</b>	Car Parking Available
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>EPC Rating</b>	C

## Description

First-floor office accommodation at Monkwearmouth Health Centre offers a practical and flexible suites suitable for medical, clinical, office or professional occupiers. The space includes a central open-plan area, two private offices, dedicated WC facilities, a kitchen and secure coded door access. Externally, the property benefits from access to a shared car park with additional public parking nearby.

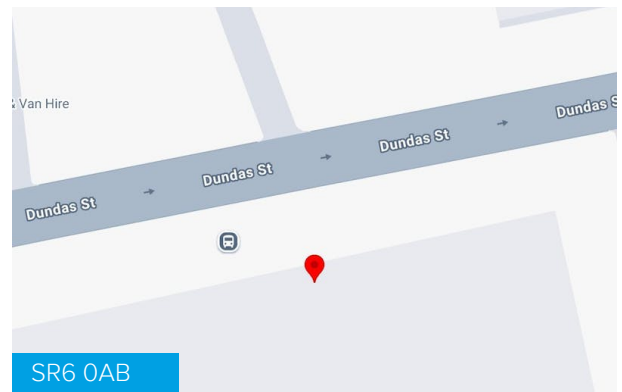
## Location

Monkwearmouth Health Centre is situated on Dundas Street in the heart of Monkwearmouth, approximately 0.6 miles north of Sunderland city centre. The area is a well-established residential and coastal location with strong transport connectivity, including easy access to the A1018 and A1231, connecting to the A19 and A1 across Tyne & Wear. The property is well served by regular bus routes, with St Peter's Metro Station within walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Description	sq ft	sq m	Availability
1st - First Floor (All parts)	1st	First Floor (All parts)	908.26	84.38	Available
<b>Total</b>			<b>908.26</b>	<b>84.38</b>	



## Viewing & Further Information

### John Routledge

07964 670 579

john.routledge@alignpropertypartners.co.uk

### Amber Crampton

01609 797 330

amber.crampton@alignpropertypartners.co.uk

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[www.alignpropertypartners.co.uk](http://www.alignpropertypartners.co.uk)



# MONKWEARMOUTH HEALTH CENTRE OFFICES

Monkwearmouth Health Centre, Dundas Street,  
Sunderland, SR6 0AB

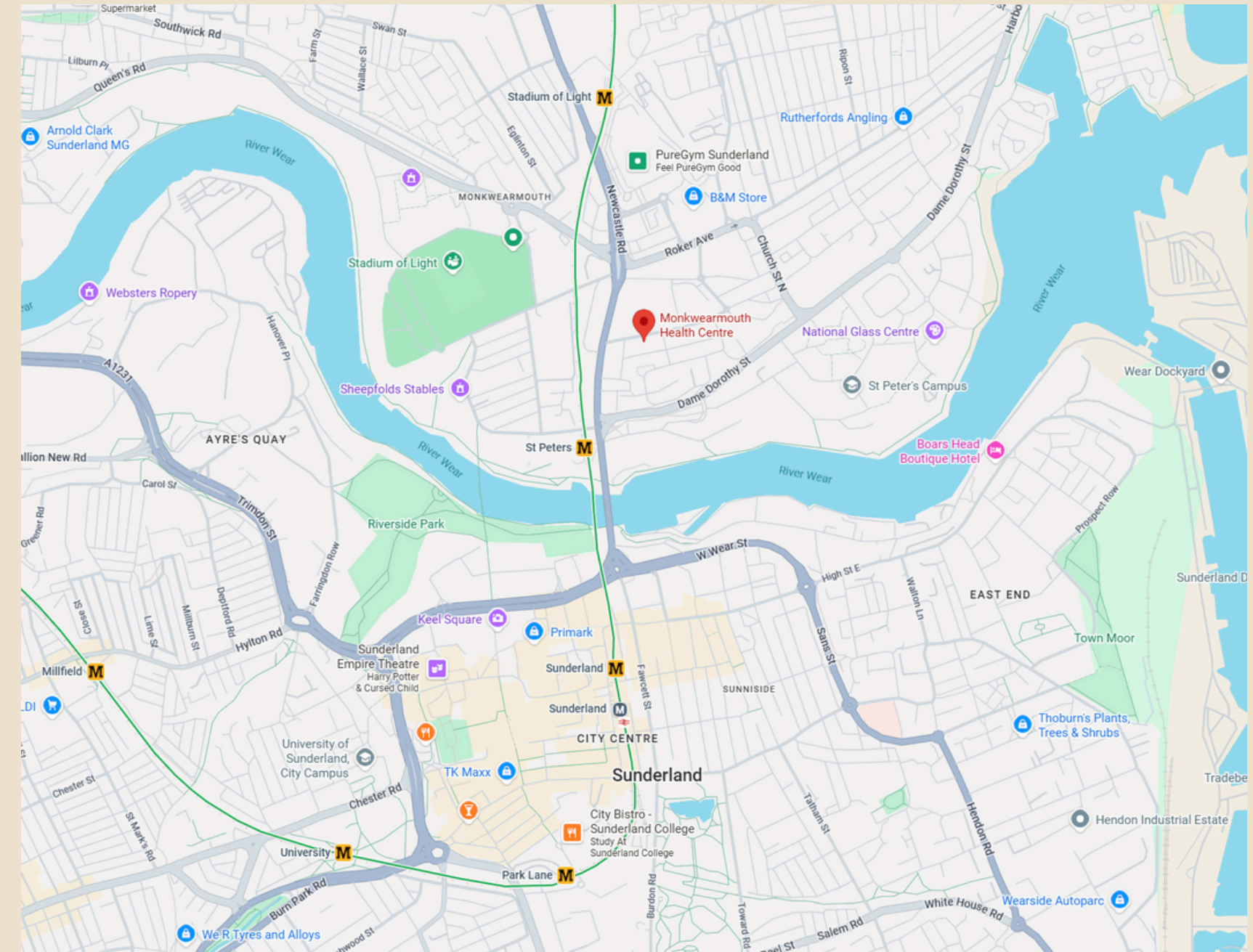
## TO LET



YOUR PROPERTY PARTNER OF CHOICE

## Office accommodation available in the north of Sunderland City Centre

- First floor accommodation
- Suitable for medical, clinical, office or professional uses
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- Located in a recognised medical and professional setting
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**TO LET**  
 Use Class (E)



# PROPERTY OVERVIEW

## DESCRIPTION

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## SUMMARY

Available Size	84.38 sq m/ 908.26 sq ft
Rent	£10,080 per annum Plus Service Charges
Business Rates	Upon Enquiry
Total Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	Car Parking Available
EPC Rating	C

## ACCOMMODATION

The accommodation comprises the following areas

Name	sq ft	sq m	Availability
First Floor	908.26	84.38	Available
<b>Total</b>	<b>908.26</b>	<b>84.38</b>	





# MONKWEARMOUTH HEALTH CENTRE OFFICES

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**Amber Crampton**  
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# Energy performance certificate (EPC)

Monkwearmouth Health Centre  
Dundas Street  
SUNDERLAND  
SR6 0AB

Energy rating

C

Valid until:

8 August 2033

Certificate number:

9280-3238-8895-7062-7430

Property type

Residential Institutions: Hospitals and Care Homes

Total floor area

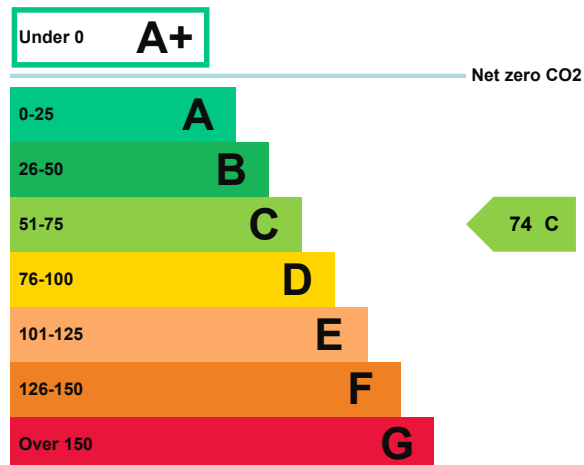
1,133 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

7 A

If typical of the existing stock

29 B

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	43.98
Primary energy use (kWh/m <sup>2</sup> per year)	337

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0972-1601-4125-0527-3048\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Keifer Ballard
Telephone	01924 669941
Email	<a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023049
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 June 2023
Date of certificate	9 August 2023

