

Refurbished Office Space To Let

The Yard, Keel Square, Sunderland, SR1 3LH

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Undergoing brand new refurbishment
- Suites from 500 sq. ft. to 24,000 sq. ft
- Dedicated reception service
- Awaiting EPC Rating
- Communal business lounge
- Private car parking available

Rent from £16.50 per sq. ft.

* Artist impression

DURHAM | NEWCASTLE | SUNDERLAND | LEEDS

LOCATION

The subject property is prominently located on Keel Square in Sunderland City Centre. Keel Square has recently undergone significant regeneration and is experiencing further investment.

At the heart of all the major works taking place in the city centre, the windows in the station's old offices and officers' club, complete with Northumbria Police crest carpet, give panoramic views around the city, from the new £18million Auditorium opening soon at the Fire Station to the major Riverside development, including the new £19million City Hall, on the former Vaux site and beyond.

DESCRIPTION

The property comprises the former Gillbridge Police Station which is undergoing a full re-development to provide brand new refurbished office accommodation.

The building will provide a varied size of suites available from 500 sq. ft. - 24,000 sq. ft. with a shared 'business lounge' and private meeting rooms available at ground floor level for shared use with occupiers in the building.

The accommodation will provide open plan offices finished to a high specification with a modern finish with exposed services, including air conditioning and new double-glazed windows. A copy of CGI imagery is available on request.

ACCOMMODATION

Suites are available from 500 sq. ft. – 24,000 sq. ft. with a copy of floorplans available on request.

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
To be assessed		To be assessed

We are advised that the rateable value of the premises is to be reassessed.

EPC RATING

Awaiting EPC Rating.

TERMS

The suites are available with new terms to be agreed at a rent from £16.50 per sq. ft. A service charge will be payable for the upkeep of the common areas.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell or Helen Wall at Bradley Hall.

Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk

Tel: 0191 563 4242
Email: helen.wall@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on A183



0.3 miles from Sunderland Metro and Train Station



Adjacent to A183
 0.2 miles from A1231
 0.6 miles from A1018



22 miles from Newcastle International Airport



* Artist impression