



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

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Description

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Accommodation

We calculate the following approximate areas:

Office 1:

Office 2:

Rental Terms and Costs

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.

In addition to the rent, a separate service charge of £2,145 p.a., plus VAT, is payable on office 1, and a service charge of £1,900 p.a., also plus VAT, is payable on office 2.

In addition, there is a service charge to cover maintenance of common parts, security and management of the building.

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.

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.

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

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