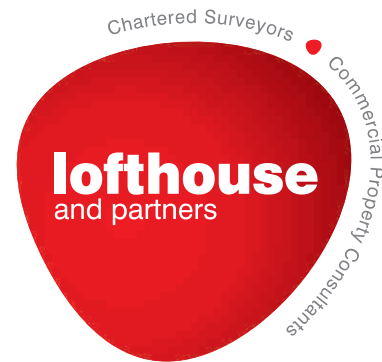


To Let

Office Suites

Northern Counties
18 John Street
Sunderland
SR1 1JG



- City Centre Office Suites from 1309 ft2 (121 m2) to 1321 ft2 (122 m2)
- Choice of First or Second Floors
- Rent only £5.00 per ft2
- Located within main professional area.
- Car Parking Spaces available
- 12 months at half rent available



51 Frederick Street, Sunderland SR1 1NF
T: 0191 565 8844 F: 0191 510 0236 www.lofthouseandpartners.co.uk
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also at Portland House, Belmont Business Park, Durham DH1 1TW

Regional coverage from offices in Sunderland and Durham

Regulated by RICS



Northern Counties Building, 18 John Street, Sunderland, SR1 1JG

Location

The building is prominently situated at the junction of John Street and Athenaeum Street within the professional area, mainly occupied by Solicitors, Accountants, Banks, Insurance Companies and Estate Agents amongst others. Sunderland Railway Station which incorporates a Metro link is within close proximity together with a number of main bus stops in John Street. Occupiers within Northern Counties Building include Andrew Craig and Adecco Recruitment.

Description

The suites are located on the first and second floors being gas centrally heated. Shared WC facilities are located on the landing to each floor. One car parking space per suite may be available by separate negotiation in the private car park to the rear.

Accommodation

The property briefly comprises as follows:-

	ft ²	m ²
Ground Floor		
Shared Entrance		
First Floor		
Suite 2 (Net Internal Area)	1309	121.61
Second Floor (Rear)		
Suite 1 (Net Internal Area)	1658	154.03
Second Floor (Rear)		
Suite 2 (Net Internal Area)	1321	122.72
Externally		
Car parking spaces available by separate negotiation if required.		

Tenure

New Leases are available for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly Rent Reviews. A Service charge is chargeable in addition covering the cost of heating, upkeep of the common parts, service areas and management of the property.

Rents

First Floor Suite 1	£6,500 pax
Second Floor Suite 1	£8,300 pax
Second Floor Suite 2	£6,600 pax

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.commercialleasecodeew.co.uk.

Costs

The Tenant will be responsible for the Landlord's Legal Fees incurred in the preparation, settling and completion of the Lease plus any VAT and Stamp Duty.

Viewing

Strictly by appointment with this office.

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Values are

First Floor Suite 2	£8,700
Second Floor Suite 1	£10,000
Second Floor Suite 2	£6,400

However these figures cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2011/2012 is 43.3p.

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C2471

Amended

Dec 2011

Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF.

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