

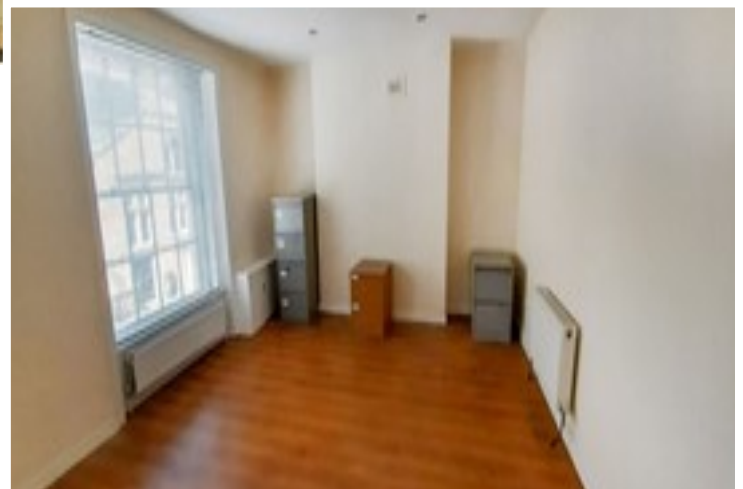
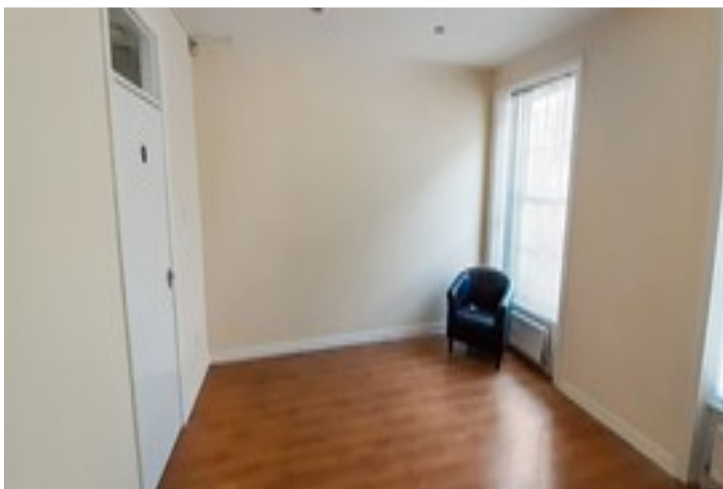
offices in SR1

Norfolk Street, Sunnyside, Sunderland
Tyne and Wear, SR1 1EA

£4,000 Per Annum (Offers Invited)

- ✓ First and second floor
- ✓ NIA approximately 64sqm (689sqft).
- ✓ Office accommodation
- ✓ Trending city centre location
- ✓ Suitable for a variety of uses (STPP)
- ✓ New lease terms available

COMMERCIAL



Summary

- Property Type: Offices - Parking: Allocated Price: £4,000

Description

We are pleased to offer to let the first and second floors within this four storey terraced property, excellently situated along Norfolk Street, Sunnyside, Sunderland town centre. Accommodation comprises various office accommodation across two floors with W.C facilities. The property benefits from a full fire and burglar alarm system and is in good condition throughout. The property could be suitable for a wide variety of uses (subject to obtaining the relevant planning consent).

Location

The subject property is located within Norfolk Street, Sunderland city centre, with a high level of access to the region. This area is made up of a number of different properties including residential and a high number of commercial premises and business, providing a high level of services and facilities within the local area. Specifically, Norfolk Street is located within Sunnyside, a renovation area of the town centre which has been dramatically improved and regenerated in recent years, provided with seating, grassed areas and pieces of architecture.

Accommodation

FIRST FLOOR
38sqm (409sqft)

SECOND FLOOR
26sqm (280sqft)

NIA approximately 64sqm (689sqft).

Lease Terms

Available by way of new lease terms.

Rateable Value

The adopted rateable value of the upper floors is yet to be assessed.

EPC

Available upon request (rating D).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Norfolk Street, Sunnyside, Sunderland, Tyne and Wear, SR1 1EA

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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