

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



To Let

Office Premises

Arngrove House 1-2 Frederick Street Sunderland SR1 1NA

- · City centre offices To be refurbished
- · Located in the heart of the main professional area
- · Ground floor recently let to Helping Hands Care
- First Floor suite 2189 ft2 (203 m2)
- Second Floor suite 2542 ft2 (236 m2)
- Can be combined 4731 ft2 (439.50 m2)

Also at Portland House Belmont Business Park Durham DH1 1TW Regulated by RICS





Location

Arngrove House is located at the junction of Frederick Street and St Thomas Street immediately adjacent to Richard Reed Solicitors in the heart of the main professional area. Nearby professional occupiers include Solicitors, Surveyors and Estate Agents together with an increasing mix of specialist independent retailers and residential apartments forming part of the wider Sunniside Area.

Description

The offices are arranged on first and second floors and have extensive prominent frontage to both Frederick Street and St Thomas Street being largely open plan. Helping Hands Care have recently completed a lease of the Ground Floor and are due to commence fit out works. The upper floors have independent access from Frederick Street, and it would be possible to combine accommodation to meet individual occupiers' requirements.

The landlord is will shortly commence refurbishment of the shared areas and is willing to undertake a refurbishment of the office space to suit individual occupiers' requirements. **See below**

Accommodation

The property briefly comprises as follows:-

	ft2	m2
First Floor		
Offices NIA	2542	236.15
Second Floor		
Offices NIA	2189	203.36

Tenure

Available at a quoting annual rental of £8 per f2 for a term of years to be agreed on an effective FRI basis with service charge provisions.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact - Mario Jaconelli or Alexa Reavley

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- 0191 5658844

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is to be reassessed.

The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

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.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Ref C3868/B EPC Energy Rating E

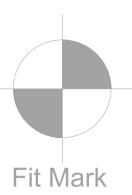
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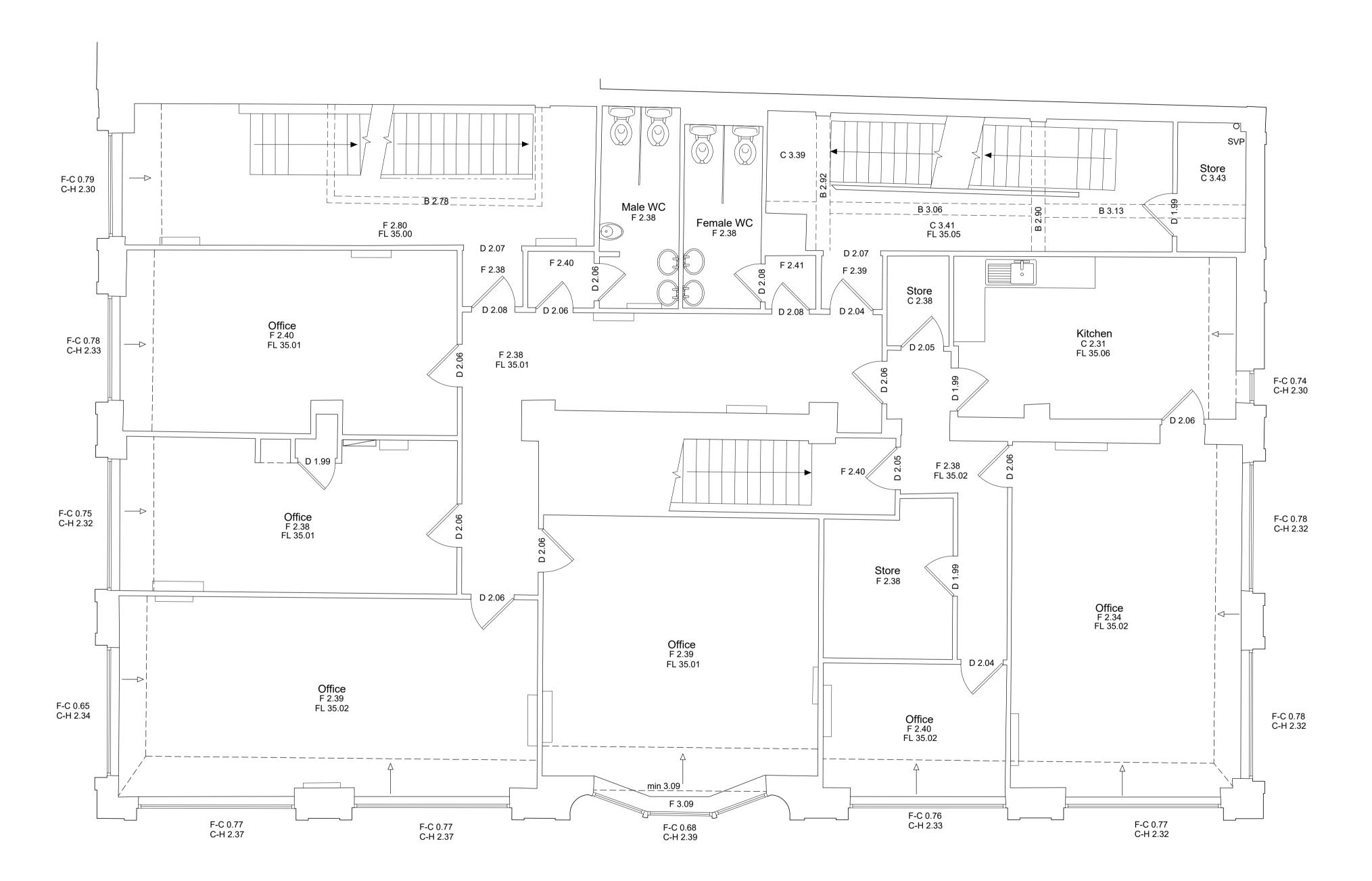
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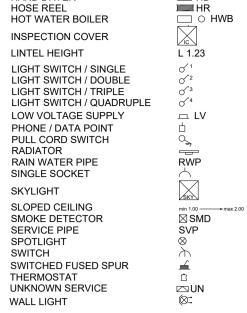


LEGEND

ACCESS HATCH AIR CONDITIONING A/C CONTROL PANEL ALARM SENSOR ARCH HEAD HEIGHT ARCH SPRINGER HEIGHT BEAM HEIGHT BELL BLANKING PLATE BREAK GLASS CEILING CEILING
CEILING LIGHT
CILL TO HEAD
CLOSE CIRCUIT CAMERA
DISTRIBUTION BOARD
DOOR HEAD HEIGHT
DOOR RELEASE

MAS MAS AHH ASH B 1.23 C-H 1.23 DOOR RELEASE
DOUBLE SOCKET
DUCTING
EMERGENCY DOOR RELEASE
EMERGENCY EXIT LIGHTING
EMERGENCY LIGHTING
EXTRACTOR FAN
FALSE / SUSPENDED CEILING
FAN ⊠EDR ⊠EDR ⊠ EF F 1.23 FAN
FIRE ALARM BELL
FIRE EXTINGUISHER
FLOOR TO CILL FAD FAN FX Q F-C 1.23

FLUORESCENT LIGHTING FLOOR LEVEL FUSED SPUR HAND DRYER HOSE REEL HOT WATER BOILER INSPECTION COVER LINTEL HEIGHT LIGHT SWITCH / SINGLE LIGHT SWITCH / DOUBLE LIGHT SWITCH / TRIPLE LIGHT SWITCH / QUADRUPLE LOW VOLTAGE SUPPLY PHONE / DATA POINT PULL CORD SWITCH RADIATOR RAIN WATER PIPE SINGLE SOCKET SKYLIGHT SLOPED CEILING SMOKE DETECTOR SERVICE PIPE SPOTLIGHT



Accuracy commensurate with scale of drawing.



REV. NOTES DWN DATE







Notes:

Grid is arbitrary.

All levels relate to OS Datum OSGM15.



PAVILION 2 BUCHANAN BUSINESS PARK STEPPS GLASGOW, G33 6HZ TEL: 0141 779 7971 WWW.SIGMA-SURVEYS.COM

10 LOCHSIDE PLACE EDINBURGH PARK EDINBURGH EH12 9RG TEL: 0131 202 7861 QUOTES@SIGMA-SURVEYS.COM

SURVEYED	P. MAYES	SCALE	
DRAWN	P. MAYES	ES 1:50 (A1 Shoot)	
CHECKED	R. RENNIE	1:50 (A1 Sheet)	

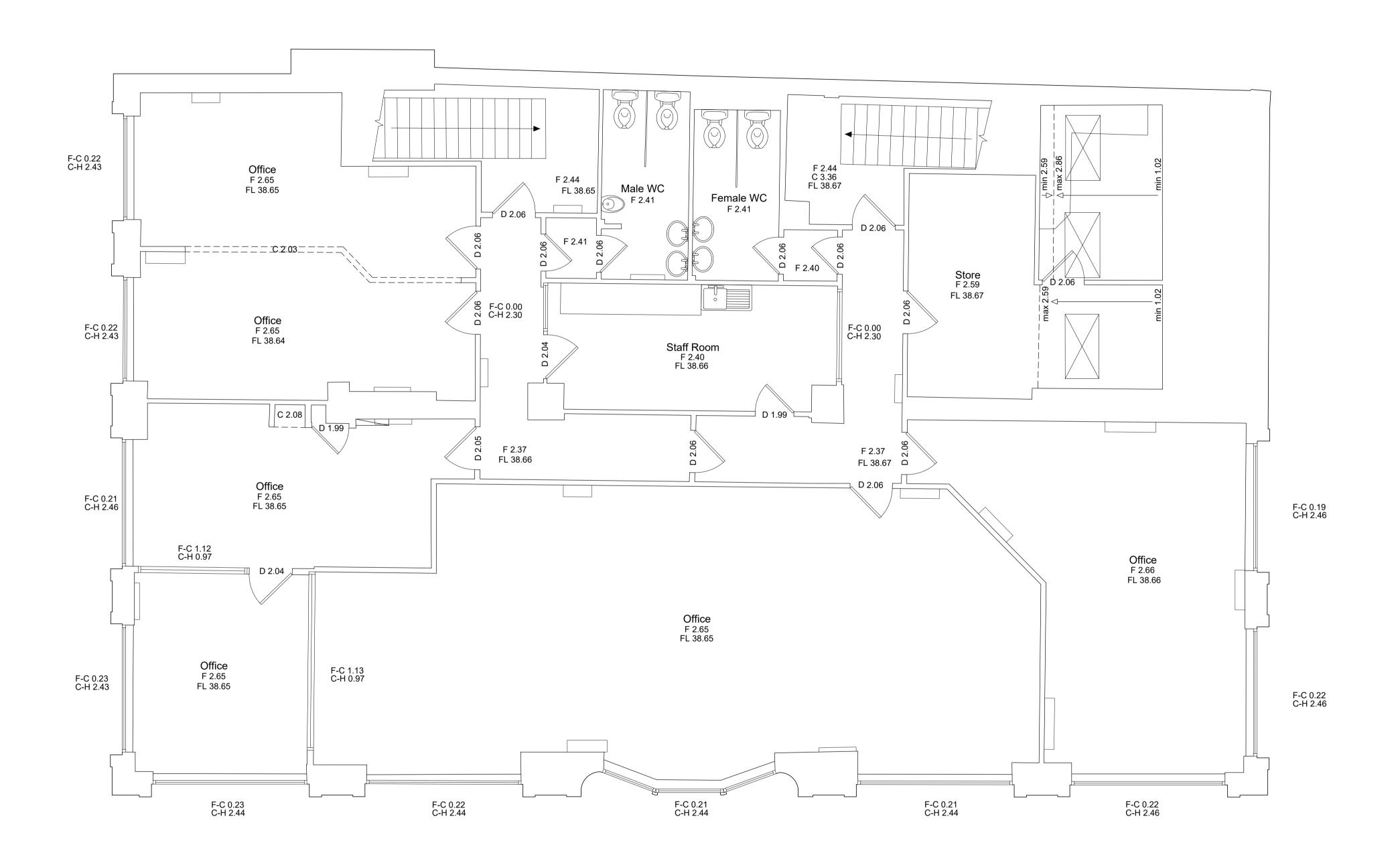
ARMSTRONG BROOKS LTD

FREDERICK STREET, SUNDERLAND

MEASURED BUILDING SURVEY FIRST FLOOR

Job No	Rev	Drawing Number
18/691		18/691/03
Date :	December 2018	







LEGEND

ACCESS HATCH AIR CONDITIONING A/C CONTROL PANEL ALARM SENSOR ARCH HEAD HEIGHT ARCH SPRINGER HEIGHT BEAM HEIGHT BELL BLANKING PLATE BREAK GLASS CEILING CEILING
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RWP

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DRAWN	P. MAYES	1:50 (A1 Sheet)
CHECKED	R. RENNIE	1.50 (A1 Sheet)

ARMSTRONG BROOKS LTD

FREDERICK STREET, SUNDERLAND

MEASURED BUILDING SURVEY SECOND FLOOR

Job No	Rev	Drawing Number
18/691		18/691/04
Date :	December 2018	