



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 Sunnyside 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

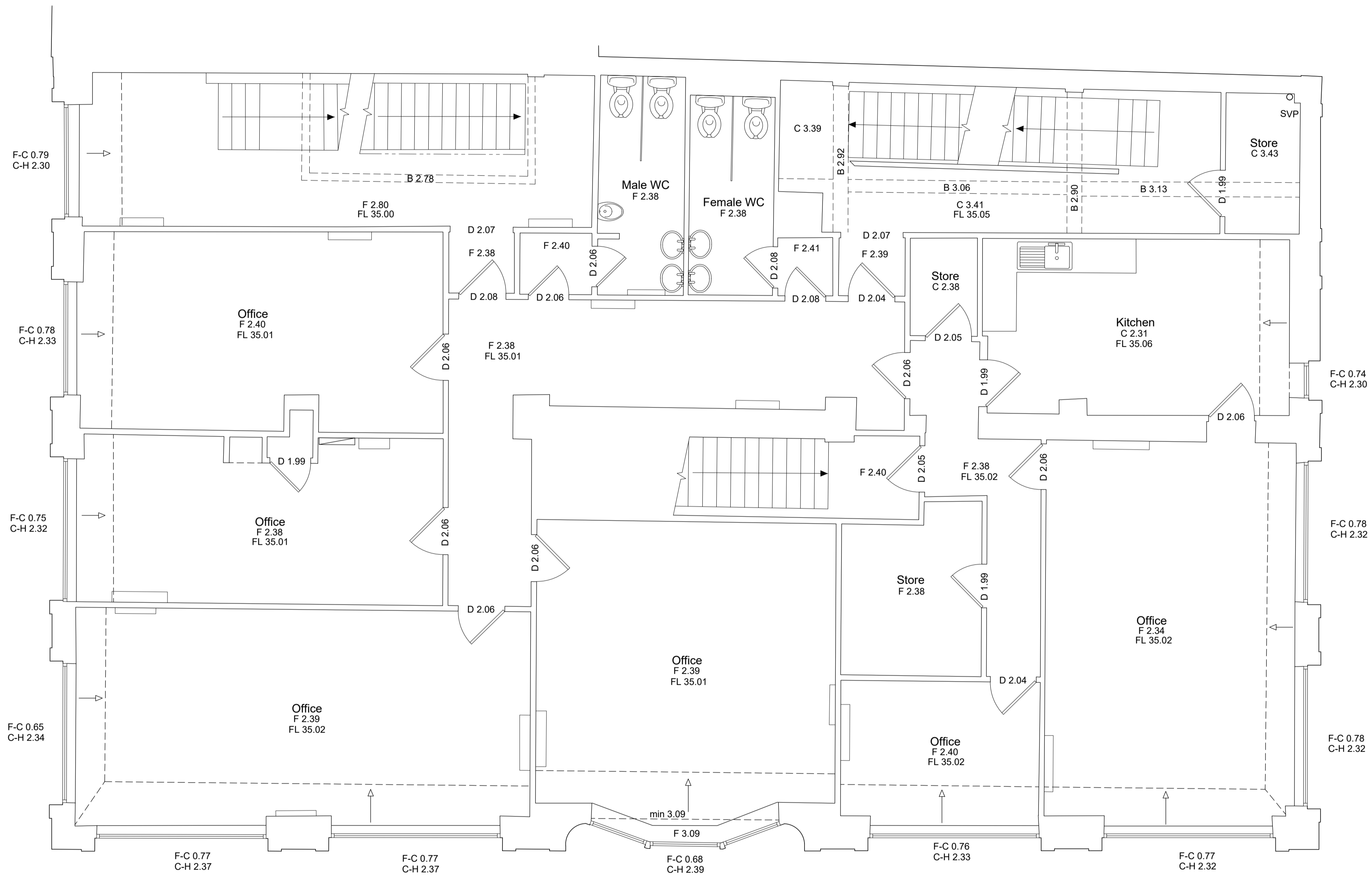
LEGEND

ACCESS HATCH		FLUORESCENT LIGHTING	
AIR CONDITIONING		FLOOR LEVEL	
A/C CONTROL PANEL		FUSED SPUR	
ALARM SENSOR		HAND DRYER	
ARCH HEAD HEIGHT		HOSE REEL	
ARCH SPRINGER HEIGHT		HOT WATER BOILER	
BEAM HEIGHT		INSPECTION COVER	
BELL		LINTEL HEIGHT	
BLANKING PLATE		LIGHT SWITCH / SINGLE	
BREAK GLASS		LIGHT SWITCH / DOUBLE	
CEILING		LIGHT SWITCH / TRIPLE	
CEILING LIGHT		LIGHT SWITCH / QUADRUPLE	
CILL TO HEAD		LOW VOLTAGE SUPPLY	
CLOSE CIRCUIT CAMERA		PHONE / DATA POINT	
DISTRIBUTION BOARD		PULL CORD SWITCH	
DOOR HEAD HEIGHT		RADIATOR	
DOOR RELEASE		RAIN WATER PIPE	
DOUBLE SOCKET		SINGLE SOCKET	
DUCTING		SKYLIGHT	
EMERGENCY DOOR RELEASE		SLOPED CEILING	
EMERGENCY EXIT LIGHTING		SMOKE DETECTOR	
EMERGENCY LIGHTING		SERVICE PIPE	
EXTRACTOR FAN		SPOTLIGHT	
FALSE / SUSPENDED CEILING		SWITCHED FUSED SPUR	
FAN		SWITCH	
FIRE ALARM BELL		SWITCHED FUSED SPUR	
FIRE EXTINGUISHER		THERMOSTAT	
FLOOR TO CILL		UNKNOWN SERVICE	
		WALL LIGHT	

Accuracy commensurate with scale of drawing.



INDICATIVE ONLY



REV.	NOTES	DWN	DATE



Notes:
Grid is arbitrary.
All levels relate to OS Datum OSGM15.



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

10 LOCHSIDE PLACE
EDINBURGH PARK
EDINBURGH
EH12 9RG
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QUOTES@SIGMA-SURVEYS.COM

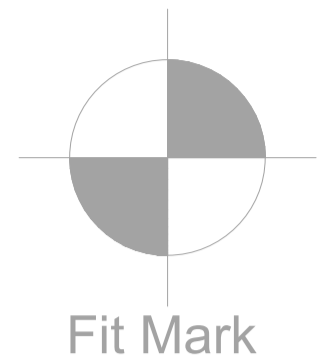
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DRAWN	P. MAYES	1:50 (A1 Sheet)
CHECKED	R. RENNIE	

ARMSTRONG BROOKS LTD

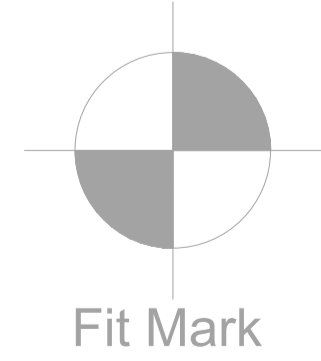
FREDERICK STREET, SUNDERLAND

MEASURED BUILDING SURVEY
FIRST FLOOR

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



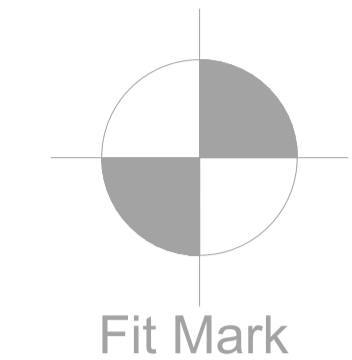
Fit Mark



Fit Mark

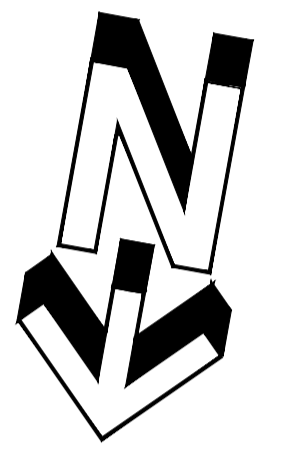
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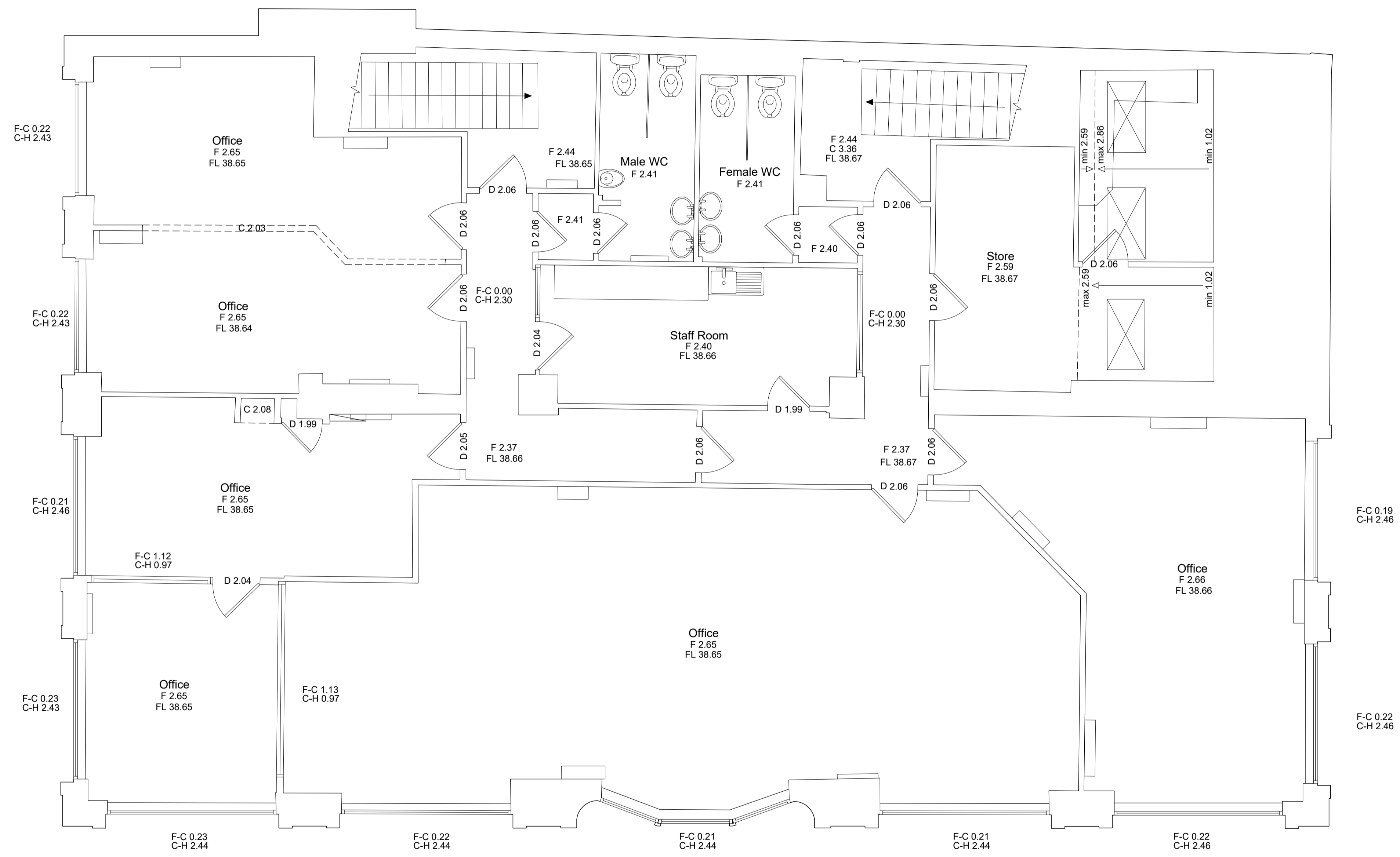


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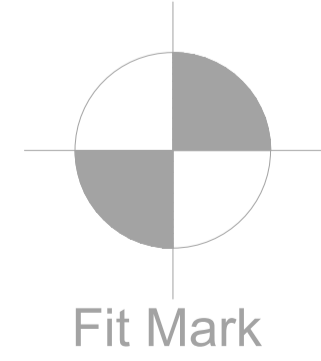
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ARMSTRONG BROOKS LTD

FREDERICK STREET, SUNDERLAND

MEASURED BUILDING SURVEY
 SECOND FLOOR

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



Fit Mark