

# TO LET

## SERVICED OFFICE SUITES



**North Sands Business Centre, Liberty Way, Sunderland SR6 0QA**



**Sanderson  
Weatherall**



## Key Points

- Sizes range from 225 sq ft - 1,810 sq ft
- Prices start from £400 pcm
- All-Inclusive Rents
- 24 Hour Access
- Ample Car Parking

## Location

North Sands Business Centre is located in Sunderland which is situated on the River Wear some 15 miles south east of Newcastle upon Tyne and is a well-established retail and commercial centre. The city enjoys excellent road access with the A194 providing a direct link to the A1(M) and A19 and in addition benefits from regular rail and metro services.

North Sands Business Centre is situated on the banks of the River Wear opposite the National Glass Works Centre and adjacent to Sunderland University.

## Description

North Sands Business Centre is a modern, two storey business centre that offers flexible office space, serviced offices, meeting room hire and studio space to rent. The centre benefits from the following specification;

- Manned reception with waiting area
- Lift Access
- WC Facilities
- Communal Kitchens
- LED lighting
- ECO Electric Radiators
- Suspended Ceilings
- Carpet Covered Floors
- Breakout Rooms



## Accommodation and Prices

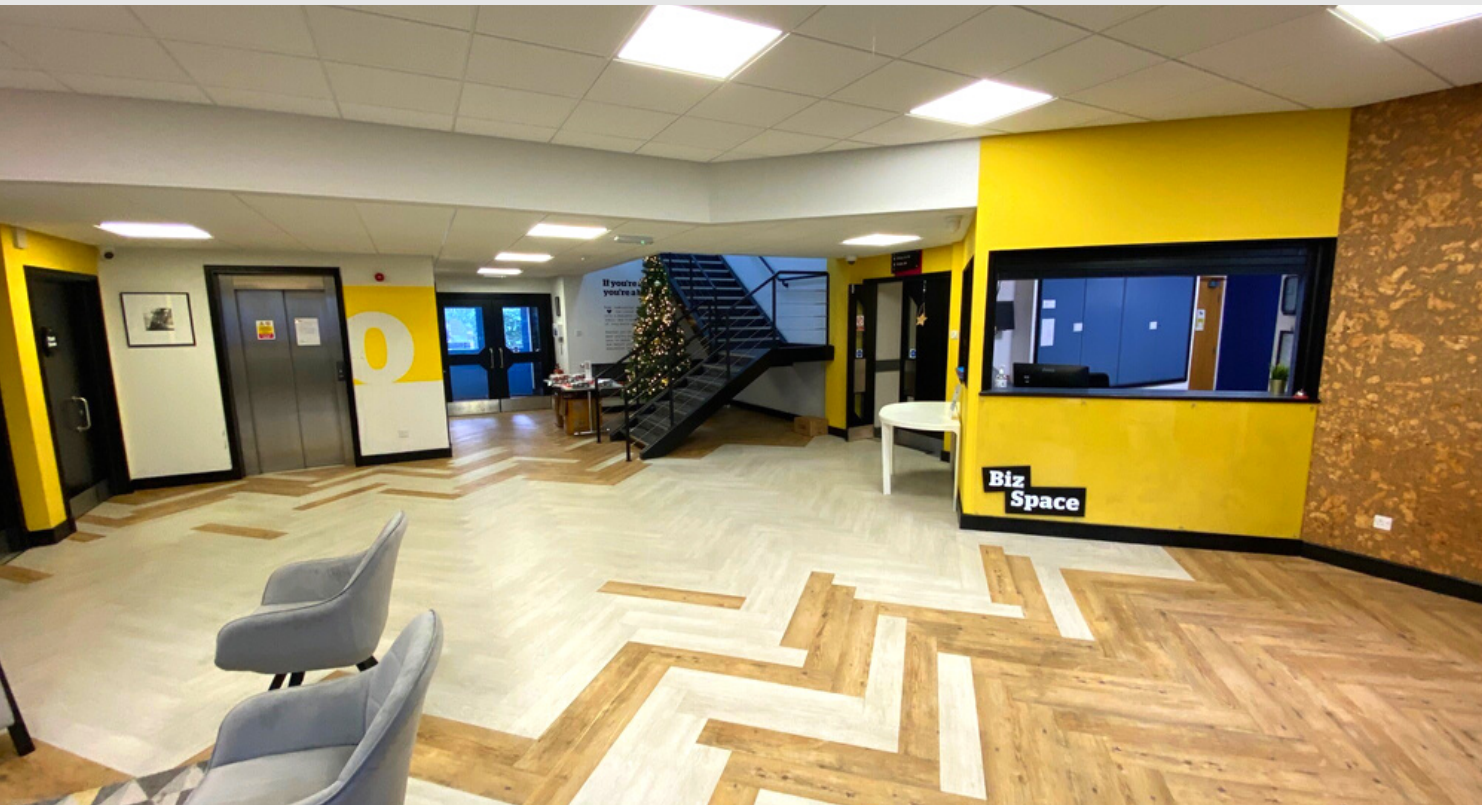
Floor	Unit	sq ft	Price (PCM)
Ground Floor	3B	225	£400.75
Ground Floor	3E	260	£411.67
Ground Floor	1C	401	£634.92
Ground Floor	1S	401	£634.92
Ground Floor	1R	415	£657.08
First Floor	2L	665	£1,052.92
First Floor	1P	765	£1,211.25
First Floor	1G	885	£1,529.58
First Floor	2P	890	£1,409.17
First Floor	2G	930	£1,472.50
First Floor	2C	1,004	£1,589.67
First Floor	2J	1,136	£1,798.67
First Floor	2R	1,810	£2,865.83

All prices quoted are fully inclusive with the exception of electricity, heating, business rates and VAT.

## Lease Terms

The suites are available on flexible lease terms for a term of years to be agreed.





## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Business Rates

Interested parties are advised to make their own investigations with the Local Rating Authority (Sunderland City Council).

## Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band C (56).

A full copy of the EPC is available upon request.

## Services

We understand the property benefits from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Legal Costs

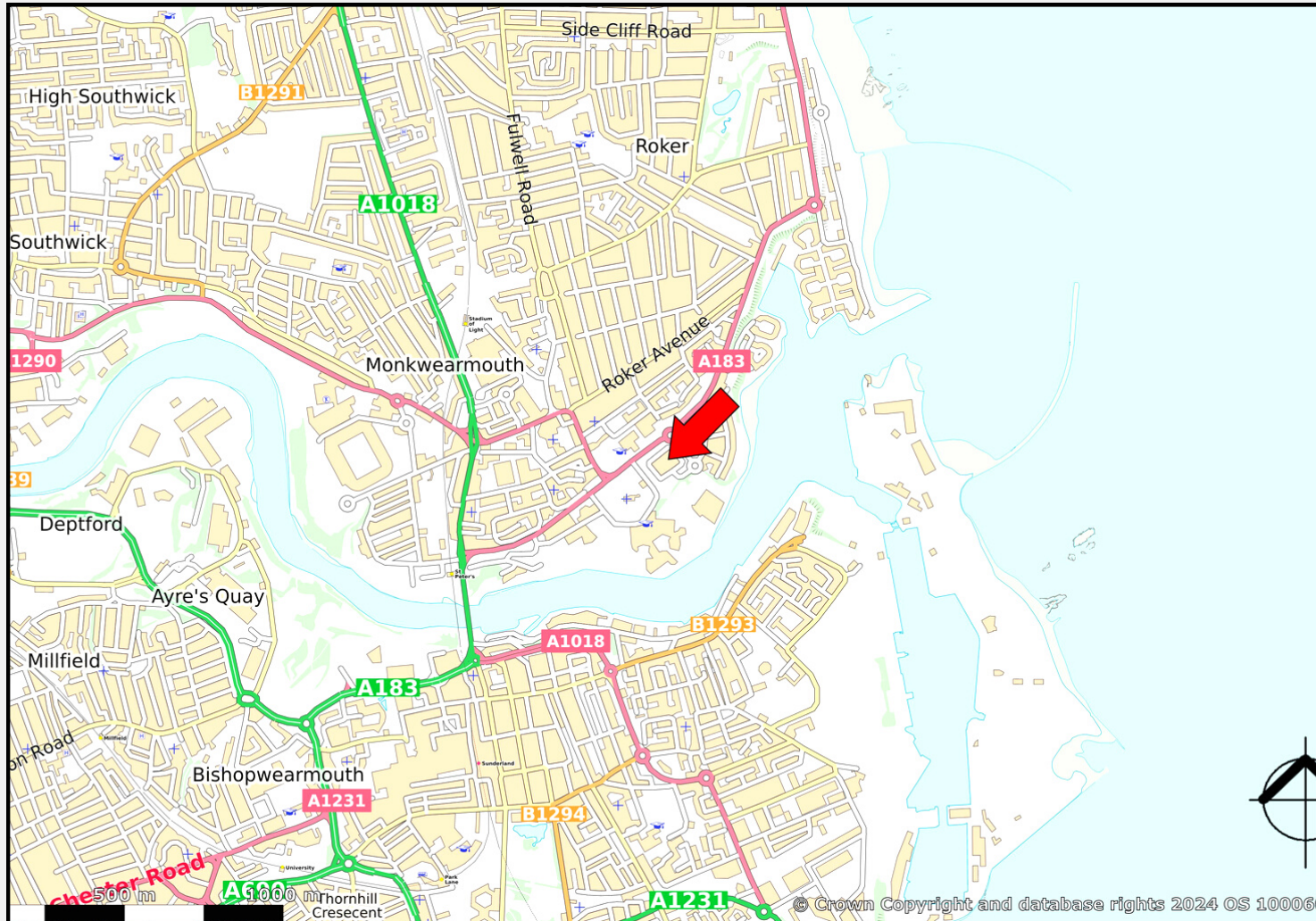
Each party to bear their own legal costs.

## Further Information

Strictly by prior appointment with the agents:

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February 2024  
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