

GAVINBLACK
— & PARTNERS —



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NEW INSTRUCTIONS

**QUAYSIDE HOUSE
WYLAM WHARF
SUNDERLAND
SR1 2AD**



SUPERB RIVERSIDE OFFICES TO LET

1,370 – 2,370 sq ft

LOCATION

Quayside House is prominently located to the South East of Sunderland City Centre on the south bank of the River Wear. The area has seen considerable regeneration including the reconstruction of the Quay wall to create a high quality environment with a new Fish Quay and riverside promenade. The area has a modern halls of Residence for the University of Sunderland, the refurbished listed Roseline building and the Exchange building on High Street East together with a modern development of apartments and town houses on Low Street.

The area is located off High Street East which leads into High Street West and the City Centre is therefore within easy walking distance.

DESCRIPTION

Quayside House is a modern office building on four floors under a steel profiled roof with brickwork and powder coated aluminium framed curtain walling. The architectural features of the building are extremely attractive and all of the office floors have tremendous natural light with excellent views over the River Wear.



ACCOMMODATION

The available accommodation comprises the self contained second and third floor with the following approximate net floor area:-

Second Floor	220.17 m ²	2,370 sq ft
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Office suites are available from 1,370 sq ft.

The premises have already been fitted out to a high standard and have the benefit of 5 on site car parking spaces.

SPECIFICATION

- Suspended ceilings
- Raised access floors
- Fitted out
- Kitchen
- 8 person passenger lift
- Superb river views

LEASE

The premises are available on a new lease for a term by arrangement.

RENT

£9.00 per sq ft per annum exclusive of VAT, rates and service charge.

RATES

To be assessed but estimated at approximately £3.60 psf.

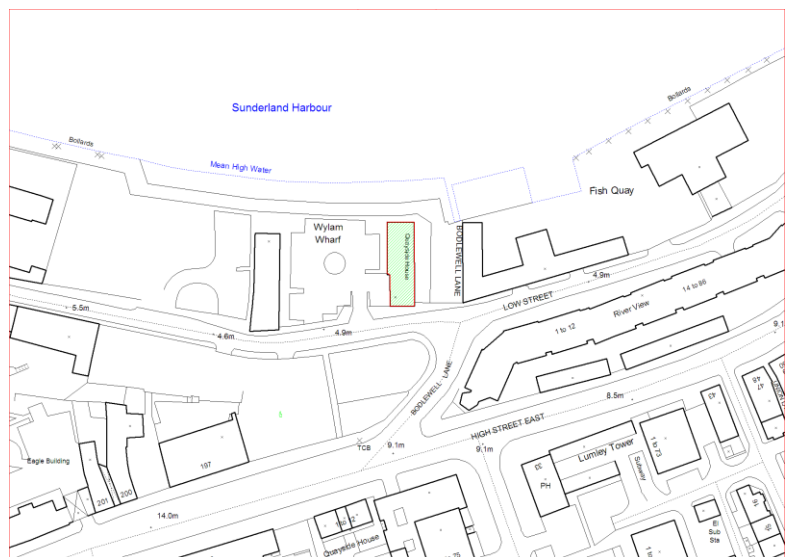
SERVICE CHARGE

The current service charge budget for the building is £1.76 per sq ft.

VIEWING

Strictly by appointment through sole agents.

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