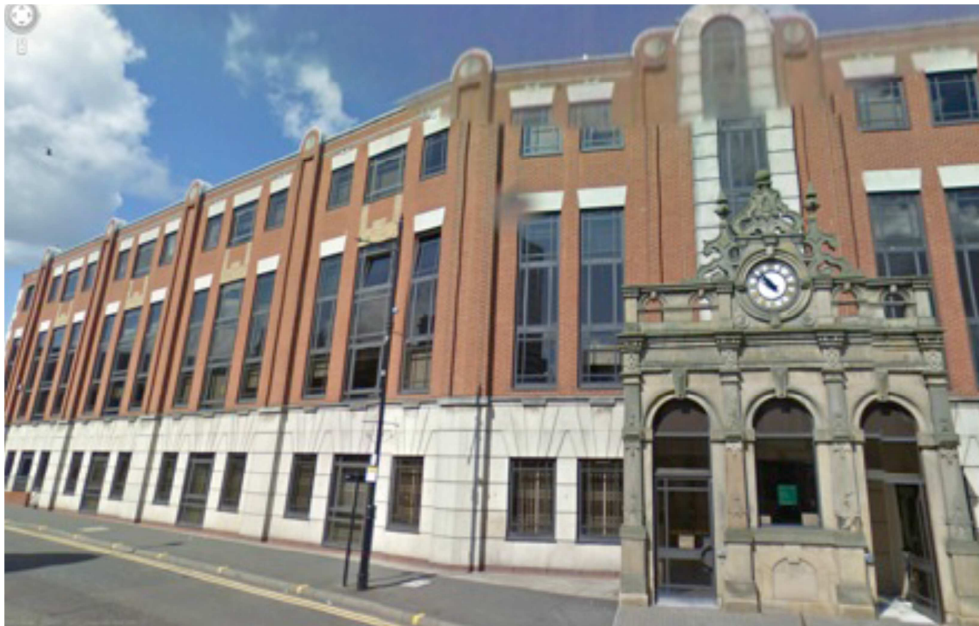




**To Let
Gilbridge House
High Street West
Sunderland
SR1 3HJ**

Office Premises

From 793 sq m (8,535 sq ft) to 3,437 sq m (36,993 sq ft)



- Prominent location
- Open plan accommodation
- Good Transport links
- Dedicated car parking

Location

Gilbridge House is located within Sunderland city centre approximately 12 miles south-east of Newcastle upon Tyne and 13 miles north-east of Durham.

The property is located predominantly on High Street West within the city centre close to the junction with St Michael's Way. The nearby A1231 Wessington Way provides excellent access to the A19 and provides links to the rest of the region.

The A19 Trunk Road passes approximately 3 miles to the west of the city and provides access to Newcastle upon Tyne. The A19 links to the north via the Tyne Tunnel to North Shields and to the south to Middlesbrough and Stockton-on-Tees. The city is also linked with the A1(M) approximately 9 miles to the west via the A690.

Gilbridge House is located within an area proposed to become Sunderland's Music, Arts and Culture Quarter (MACQ). MACQ encompasses the Empire, the Dun Cow pub, the old Fire Station together with the Magistrates Courts and the former Garrison Fields. The proposal is to provide a focus for creative talent in the city providing good quality accommodation and shared facilities for creative and cultural SMEs.

Description

Gilbridge House provides a bespoke three storey office building constructed in the early 1990s. The building is brick built with stone cladding and pitched profile metal roof.

The main reception provides two 13-person passenger lifts with male and female toilets within the central core.

The upper office floors comprise of the following specification:-

- Fully carpeted
- Suspended ceiling
- Recessed strip lighting
- Recessed air conditioning cassettes to part
- Perimeter radiators
- Perimeter trunking

There are a number of partitioned offices on both the second and third floor, in addition to break out space and kitchen to the first floor. There are male, female, and disabled WC's on each floor.

Externally, there are 30 car park spaces within a secure block paved car park together with four single storey garages.

Accommodation

The accommodation provides the following areas:

Reception	40 sq m	(430 sq ft)
Ground floor	828 sq m	(8,912 sq ft)
First Floor	888 sq m	(9,558 sq ft)
Second Floor	888 sq m	(9,558 sq ft)
Third Floor	793 sq m	(8,535 sq ft)
Total	3,437 sq m	(36,993 sq ft)

The above floor areas have been calculated in accordance with IPMS-3.

Services

The office benefits from all main services.

Rating

Interested parties should make their own enquires regarding future assessment. The current Uniform Business Rate for 2016/17 is 49.7 pence in the pound. Interested parties should verify this information by contacting the local Valuation Office directly.

The premises are currently assessed as a single entry and listed on the draft 2017 listing at £297,500. The premises will need to be reassessed upon occupation.

Tenure

The premises are available by way of a new effective full repairing and insuring lease(s).

Rent

On application.

EPC

EPC of D:86.

Legal Costs

Each party is to bear their own legal costs incurred in any transaction.

VAT

Unless otherwise stated all prices and rents quoted within these terms are exclusive of VAT where chargeable.

Contact Details, Viewing & Further Information

Strictly via sole agents, BNP Paribas Real Estate:

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Subject to Contract
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