



KnightFrank.com



To Let - Office Accommodation

Websters Ropery, Websters Bank, Sunderland, SR4 6DJ

- Accommodation available from 194m² (2,088 sq.ft) to 996 m² (10,717 sq.ft)
- Prominent riverside location
- Open plan offices
- Historic Grade II listed building
- Car parking
- CCTV
- 24 hour access

+44(0) 191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Location

The property is attractively located on the riverside adjacent to The Ropery Public House in Deptford.

There is a shared car park adjacent to the property that offers ample parking and the location benefits from easy access to the A1231 and the City Centre.

Description

The property is a Grade II listed building that offers modern open plan office accommodation spread over four floors.

Each floor benefits from Kitchen and WC facilities and also gas central heating. There is also CCTV that monitors the building.

The building has an energy rating of D - 80

Accommodation

Websters Ropery offers the following office suites:

Suite	M ²	Sq.ft.
GF Suite	194	2,088
FF Suite	257	2,765
SF Suite	272.5	2,932
TF Suite	272.5	2,932
Total	996	10,717

All measurements are on a Net Internal basis and are subject to on site verification.

Terms

The accommodation is available to let on new EFRI leases for a term of years to be agreed at a rent to be agreed.

Service Charge

In addition to the rent a service charge is recoverable from the tenants for the maintenance and repair of the structure of the building and its common areas and all other services used in common.

Rating

The approximate business rates payable at Websters Ropery are £2.26 per sq.ft per annum.

We advise that interested parties should contact the Business Rates Department at Sunderland City Council to satisfy themselves in respect to the precise rates payable.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of the legal documentation.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Viewing is strictly by appointment through Knight Frank on 0191 221 2211.

Particulars : October 2016 / Images : January 2015

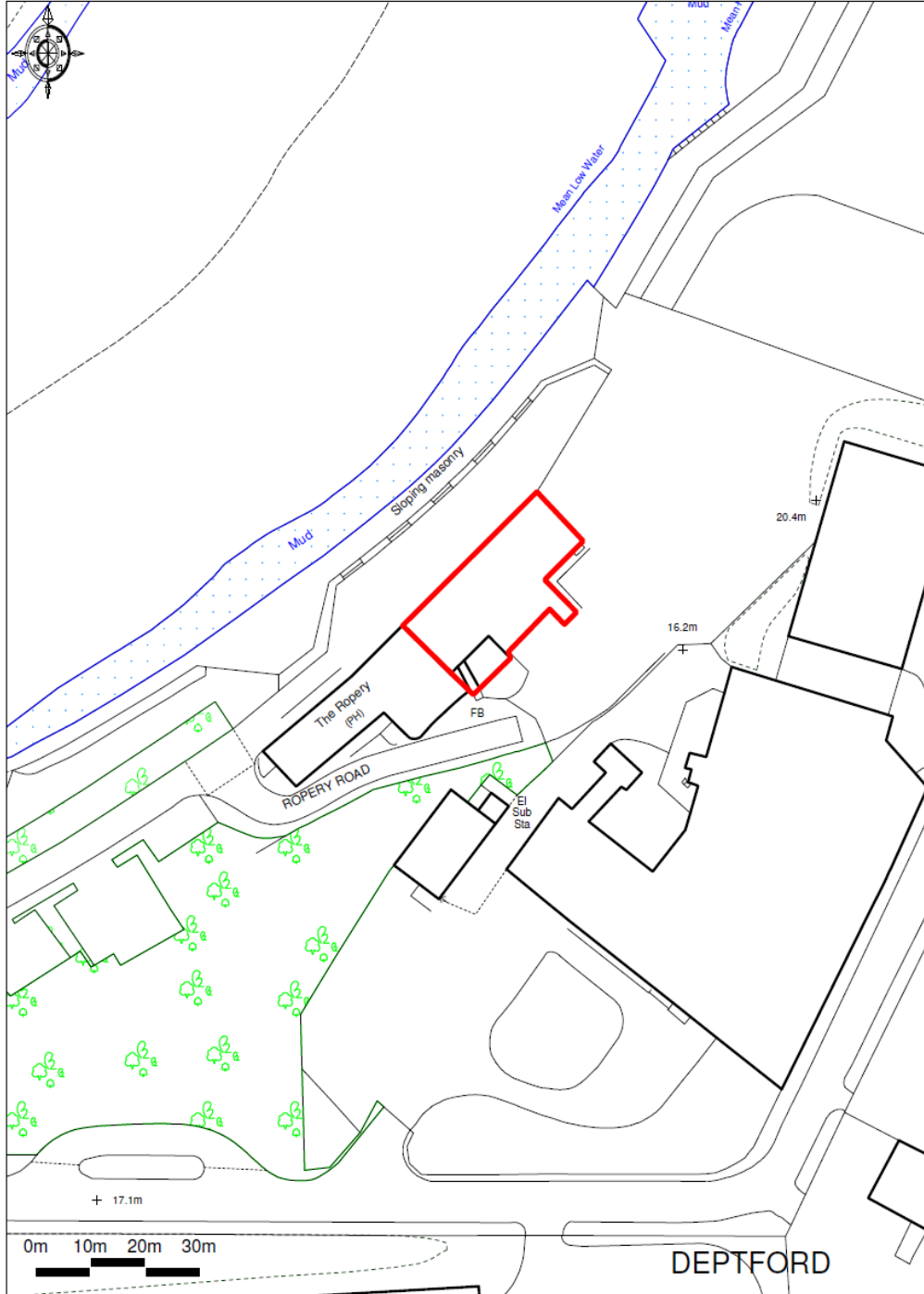
Code of Leasing Business Premises

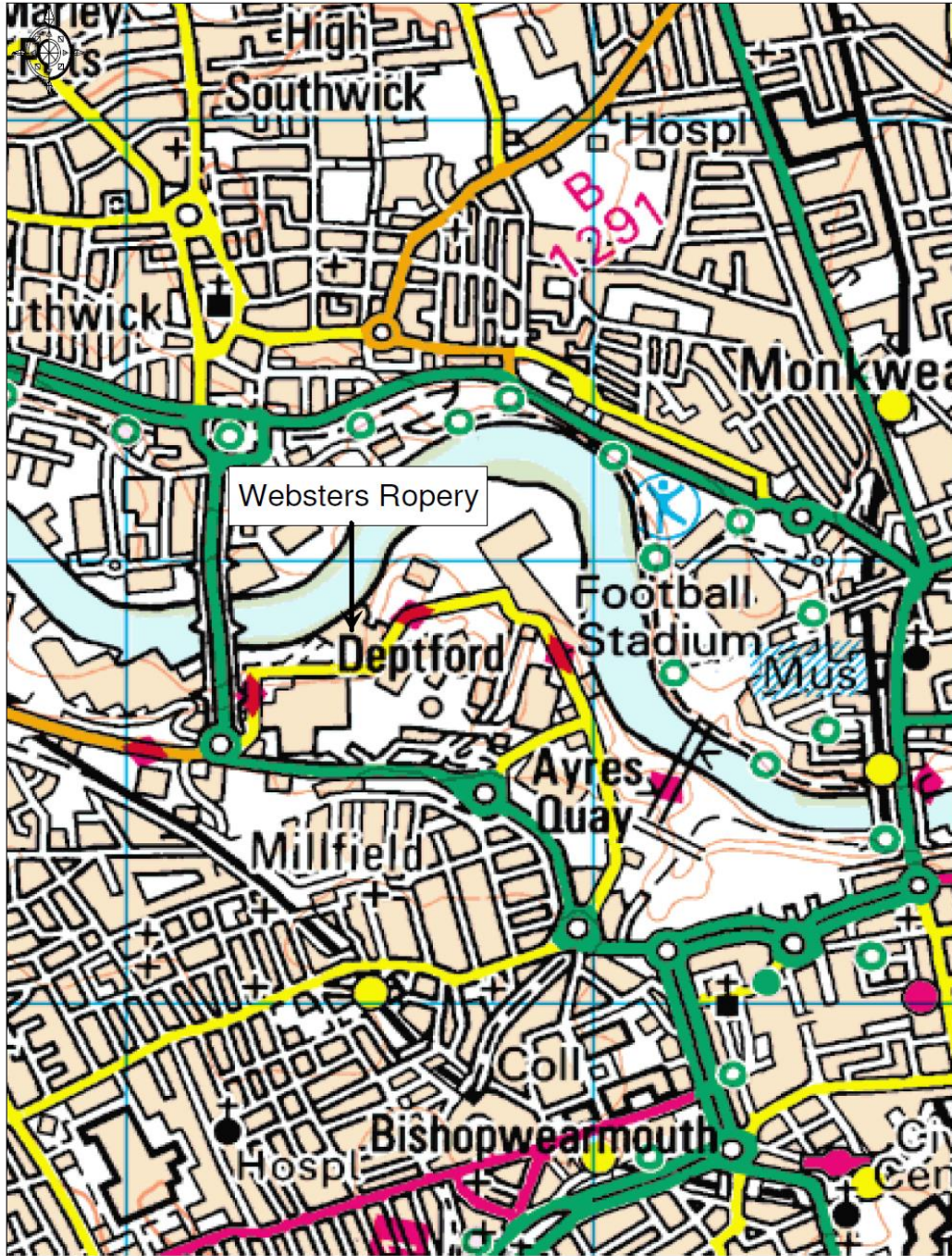
Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk).

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Websters Ropery

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