

DEAN & CO

ESTATE AGENTS

SALES - LETTING - AUCTIONS



12 Frederick Street

, Sunderland, SR1 1NA

£26,850 Per Annum



A modern, fully refurbished first-floor office suite extending to approximately 3,836 sqft, ideally located within Sunderland's main professional district.

The accommodation offers a bright open-plan layout, newly carpeted and redecorated, perimeter trunking, and excellent accessibility including a DDA-compliant platform lift. The office is ready for immediate occupation, making it ideal for a range of professional occupiers.

Lynas House occupies a prominent position at the junction of Frederick Street and Athenaeum Street, just a 1-minute walk from Sunderland Rail and Metro Station, with nearby occupiers including TSB Bank and Grand Central.

Available by way of a new lease at an annual rent of £26,850, for a term to be agreed (minimum 5 years), subject to 5-yearly rent reviews. Service charge details available upon request.

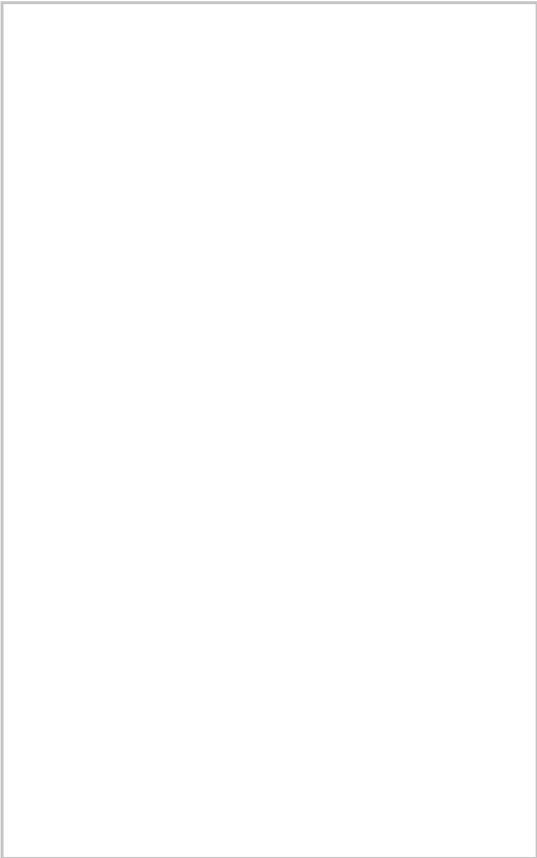
Please contact us on 0191 823 8540 or email us on info@dean-co.uk



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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