

# MONKWEARMOUTH HEALTH CENTRE OFFICES

Monkwearmouth Health Centre, Dundas Street,  
Sunderland, SR6 0AB

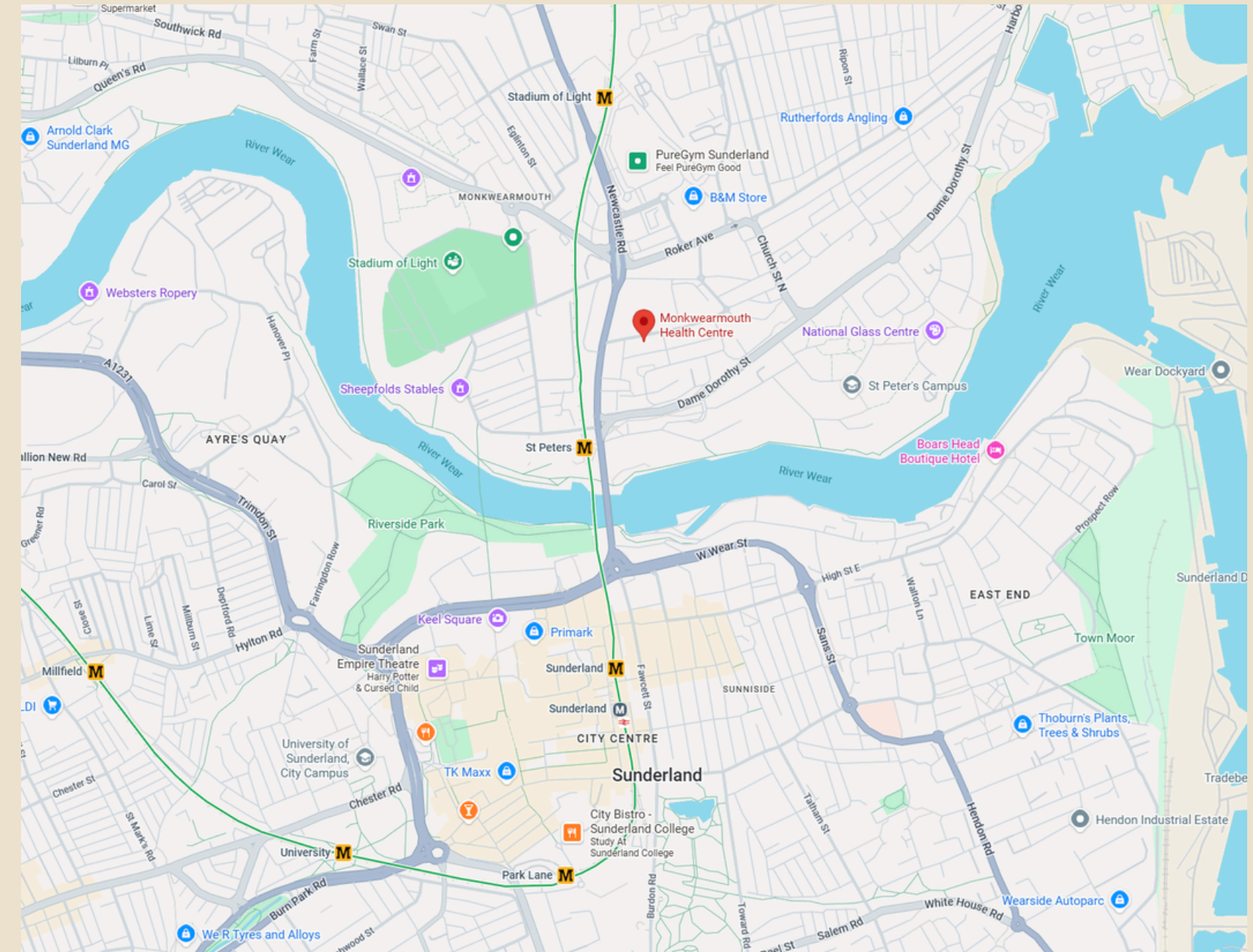
## TO LET



YOUR PROPERTY PARTNER OF CHOICE

## Office accommodation available in the north of Sunderland City Centre

- First floor accommodation
- Suitable for medical, clinical, office or professional uses
- Secure coded door access
- Strong connectivity Via A1018 and A1231 connecting to the A19 and A1 across Tyne & Wear
- Located in a recognised medical and professional setting
- Option to be part-furnished
- Excellent public transport links
- <https://w3w.co/patch.rise.gold>



**TO LET**  
 Use Class (E)



# PROPERTY OVERVIEW

## DESCRIPTION

First-floor office accommodation at Monkwearmouth Health Centre offers a practical and flexible suites suitable for medical, clinical, office or professional occupiers. The space includes a central open-plan area, two private offices, dedicated WC facilities, a kitchen and secure coded door access. Externally, the property benefits from access to a shared car park with additional public parking nearby.

## LOCATION

Monkwearmouth Health Centre is situated on Dundas Street in the heart of Monkwearmouth, approximately 0.6 miles north of Sunderland City Centre. The area is a well-established residential and coastal location with strong transport connectivity, including easy access to the A1018 and A1231, connecting to the A19 and A1 across Tyne & Wear. The property is well served by regular bus routes, with St Peter's Metro Station within walking distance.

## SUMMARY

Available Size	NRA 128.90 sq.m./ NIA 82.08 sq. m.
Rent	POA
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	Car Parking Available
EPC Rating	C

## ACCOMMODATION

The accommodation comprises the following areas

Name	NRA (sq.m)	NIA (Sq.m)	Availability
First Floor	128.90	82.08	Available
<b>Total</b>	<b>128.90</b>	<b>82.08</b>	





# MONKWEARMOUTH HEALTH CENTRE OFFICES

## Viewing & Further Information



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