



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

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Office accommodation available in north of Sunderland City Centre

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

## Summary

Available Size	84.38 sq m
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
Car Parking	Car Parking Available
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	C

## 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.

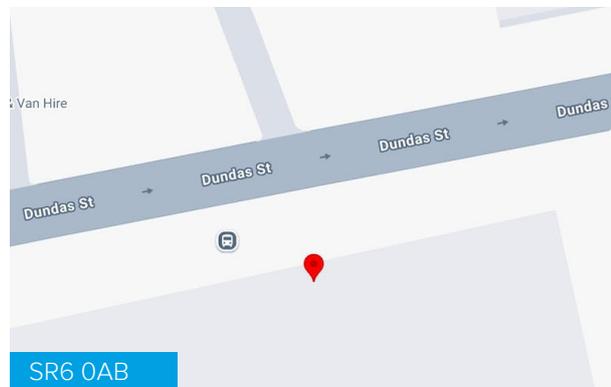
## Location

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.

## Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Description	sq ft	sq m	Availability
1st - First Floor (All parts)	1st	First Floor (All parts)	908.26	84.38	Available
<b>Total</b>			<b>908.26</b>	<b>84.38</b>	



## Viewing & Further Information

### John Routledge

07964 670 579

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### Amber Crampton

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[www.alignpropertypartners.co.uk](http://www.alignpropertypartners.co.uk)



# MONKWEARMOUTH HEALTH CENTRE OFFICES

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

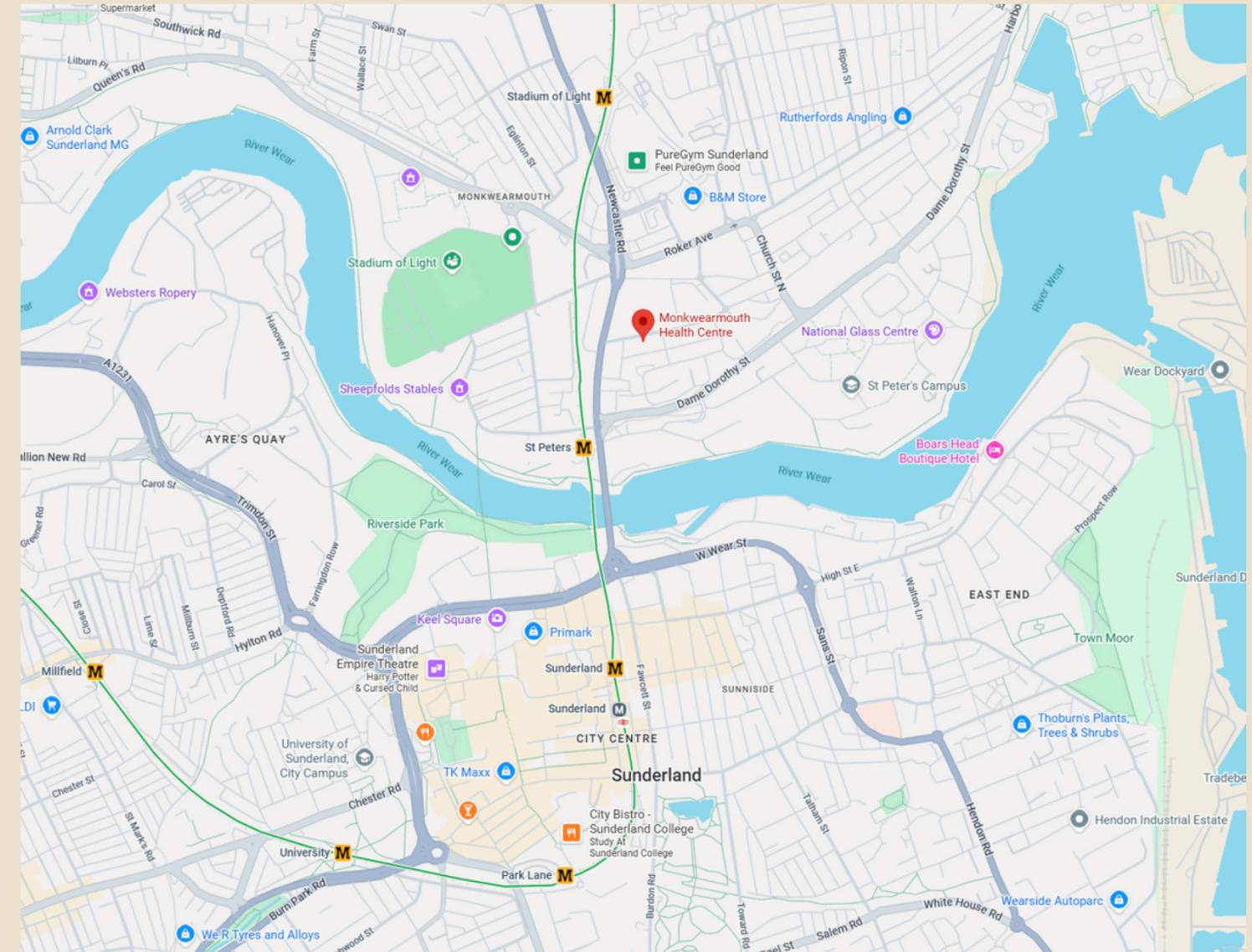
## TO LET



YOUR PROPERTY PARTNER OF CHOICE

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**TO LET**  
 Use Class (E)



# PROPERTY OVERVIEW

## DESCRIPTION

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## SUMMARY

Available Size	84.38 sq m/ 908.26 sq ft
Rent	£10,080 per annum Plus Service Charges
Business Rates	Upon Enquiry
Total Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	Car Parking Available
EPC Rating	C

## ACCOMMODATION

The accommodation comprises the following areas

Name	sq ft	sq m	Availability
First Floor	908.26	84.38	Available
<b>Total</b>	<b>908.26</b>	<b>84.38</b>	





# MONKWEARMOUTH HEALTH CENTRE OFFICES

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# Energy performance certificate (EPC)

Monkwearmouth Health Centre  
Dundas Street  
SUNDERLAND  
SR6 0AB

Energy rating

C

Valid until:

8 August 2033

Certificate number:

9280-3238-8895-7062-7430

Property type

Residential Institutions: Hospitals and Care Homes

Total floor area

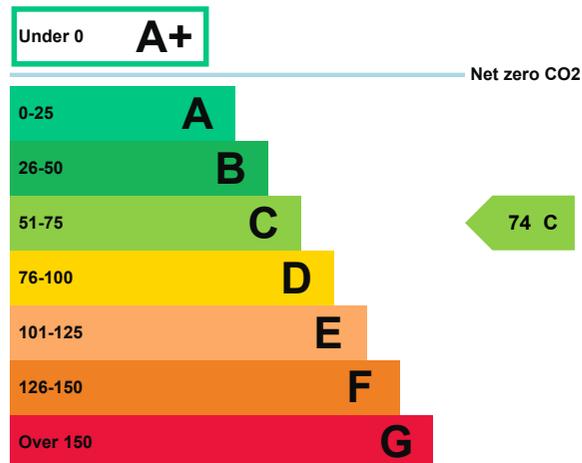
1,133 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

7 A

If typical of the existing stock

29 B

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	43.98
Primary energy use (kWh/m <sup>2</sup> per year)	337

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0972-1601-4125-0527-3048\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Keifer Ballard
Telephone	01924 669941
Email	<a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023049
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 June 2023
Date of certificate	9 August 2023

