

**UNITS 1-5 and MARINE HOUSE
9-10 STATION ROAD
FULWELL
SUNDERLAND
SR6 9AA**

Gross Internal Area(Whole Building)

	Sq Ft	Sq M
GROUND FLOOR	8616	800.43
FIRST FLOOR	8458	785.75
Total	1707	1,586.17

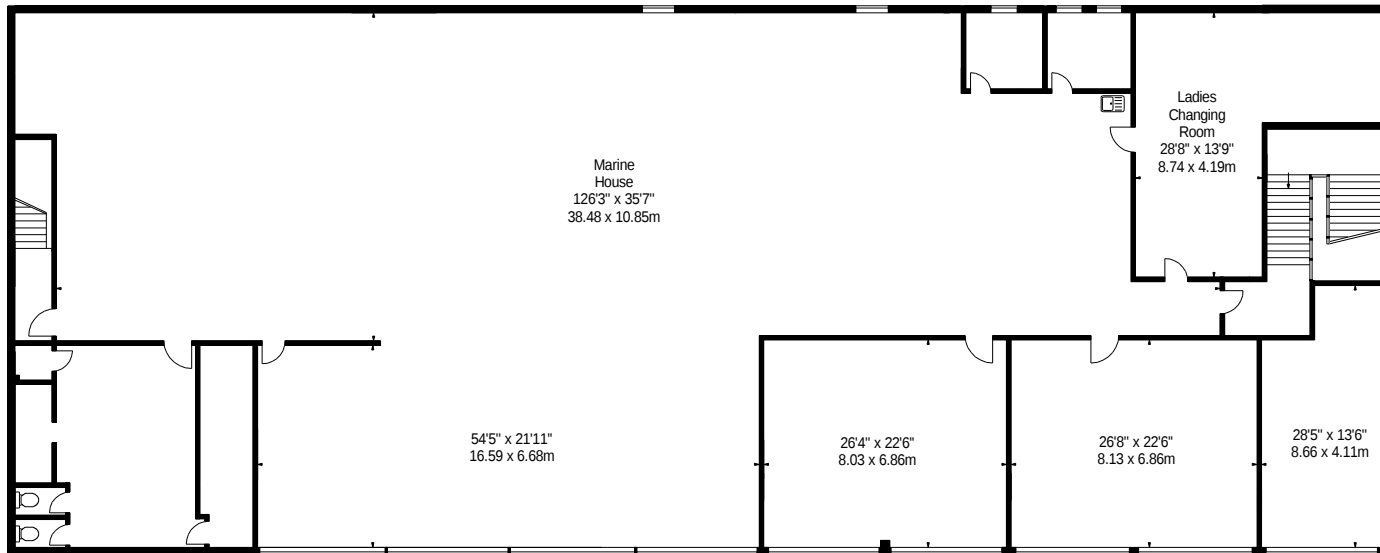
Gross Internal Area (Units)

	Sq Ft	Sq M
Unit 1	1415	131.45
Unit 2	1526	141.77
Unit 3-4	3912	363.42
Unit 5	1305	121.23
Marine House (Inc GF Ent)	8694	807.67
Total	16852	1,565.55

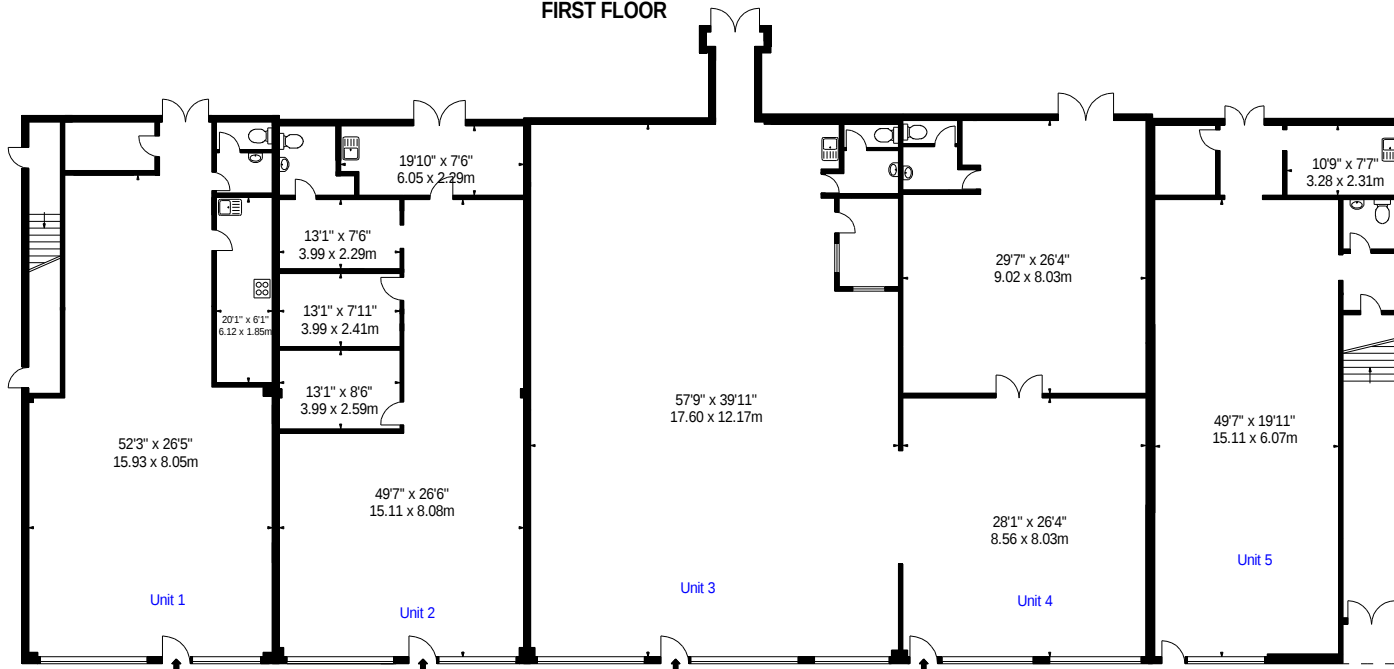


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FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL AREA *
17074 Ft² - 1586.17 M²

Property Details:
UNITS 1-5, MARINE HOUSE
9-10 STATION ROAD
FULWELL
SUNDERLAND
SR6 9AA



Surveyed and Drawn By:
BKR
Hideaway Work Space
1 Empire Mews
London
SW16 2BF

SCALE - 1:250 @ A4

REFERENCE NUMBER : 107638

Plans Drawn: 24.10.2025

Tel: 0345 257 2023
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UNIT 1
9-10 STATION ROAD
FULWELL
SUNDERLAND
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Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	1415	131.45
Total	1415	131.45

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	1358	126.16
Total	1358	126.16

Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	527	48.96
Zone B	480	44.59
Zone C	351	32.61
Remainder	0	94.76
Total	1358	126.16

Frontages

	ft	m
Net Frontage	26'5"	8.05
Gross Frontage	27'11"	8.51



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351 Ft²
Zone C

480 Ft²
Zone B

527 Ft²
Zone A

52'3" x 26'5"
15.93 x 8.05m

20'1" x 6'1"
6.12 x 1.85m

Unit 1

Net Frontage
26'5" / 8.05m

Gross Frontage
27'11" / 8.51m

GROUND FLOOR

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APPROX. NET INTERNAL AREA *
1358 Ft² - 126.16 M²

APPROX. GROSS INTERNAL AREA *
1415 Ft² - 131.45 M²

UNIT 2
9-10 STATION ROAD
FULWELL
SUNDERLAND
SR6 9AA

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	1526	141.77
Total	1526	141.77

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	1464	136.01
Total	1464	136.01

Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	529	49.14
Zone B	529	49.14
Zone C	406	37.72
Remainder	0	94.76
Total	1464	136.01

Frontages

	ft	m
Net Frontage	27'4"	8.33
Gross Frontage	28'0"	8.53



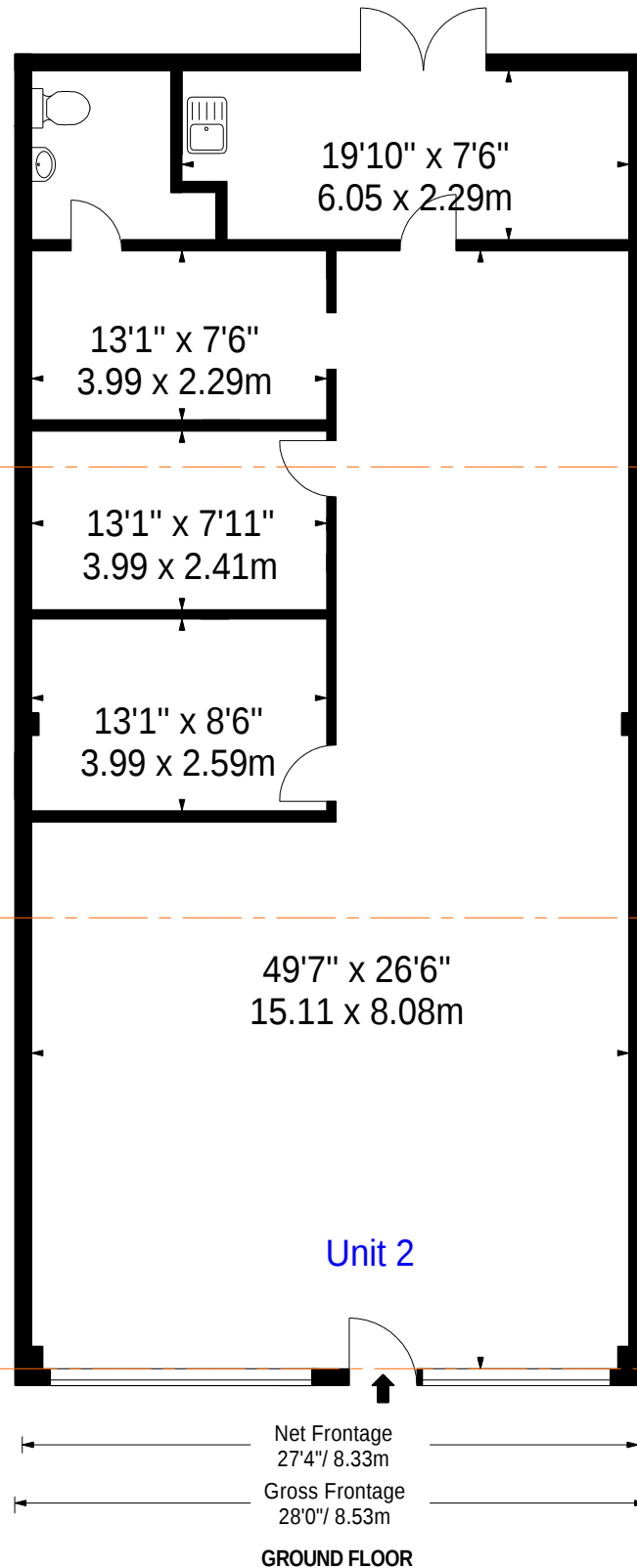
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406 Ft²
Zone C

529 Ft²
Zone B

529 Ft²
Zone A



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UNIT 2
9-10 STATION ROAD
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APPROX. NET INTERNAL AREA *
1464 Ft² - 136.01 M²

APPROX. GROSS INTERNAL AREA *
1526 Ft² - 141.77 M²

UNIT 3-4
9-10 STATION ROAD
FULWELL
SUNDERLAND
SR6 9AA

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	3912	363.42
Total	3912	363.42

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	3790	352.09
Total	3790	352.09

Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	1332	123.74
Zone B	1335	124.02
Zone C	1087	100.98
Remainder	36	94.76
Total	3790	352.09

Frontages

	ft	m
Net Frontage	66'9"	20.35
Gross Frontage	68'3"	20.80



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36 Ft²
Remainder

1086 Ft²
Zone C

1335 Ft²
Zone B

1332 Ft²
Zone A

57'9" x 39'11"
17.60 x 12.17m

29'7" x 26'4"
9.02 x 8.03m

28'1" x 26'4"
8.56 x 8.03m

Unit 3

Unit 4

Net Frontage
66'9" / 20.35m
Gross Frontage
68'3" / 20.80m

GROUND FLOOR

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APPROX. NET INTERNAL AREA *
3790 Ft² - 352.09 M²

APPROX. GROSS INTERNAL AREA *
3912 Ft² - 363.42 M²

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UNIT 5
9-10 STATION ROAD
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Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	1305	121.23
Total	1305	121.23

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	1262	117.24
Total	1262	117.24

Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	396	36.79
Zone B	439	40.78
Zone C	427	39.67
Remainder	0	94.76
Total	1262	117.24

Frontages

	ft	m
Net Frontage	19'11"	6.07
Gross Frontage	21'2"	6.45



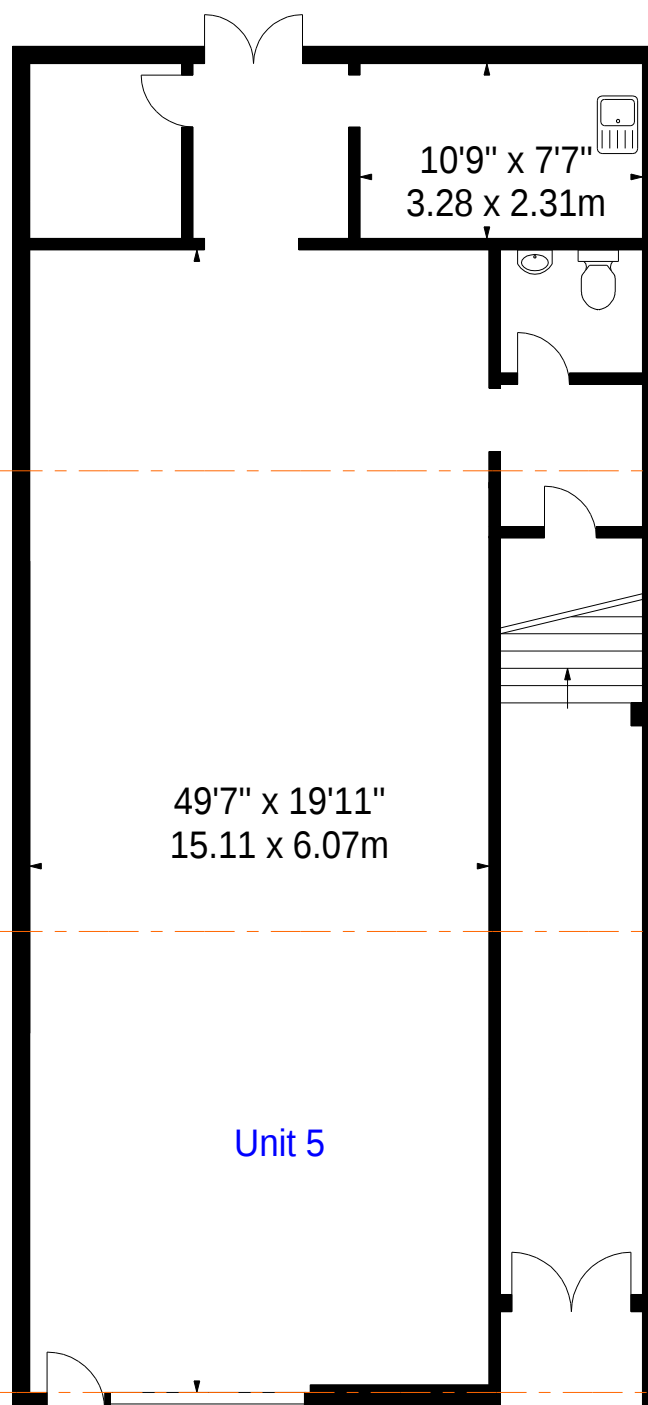
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427 Ft²
Zone C

439 Ft²
Zone B

396 Ft²
Zone A



Net Frontage
19'11" / 6.07m

Gross Frontage
21'2" / 6.45m

GROUND FLOOR

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APPROX. NET INTERNAL AREA *
1262 Ft² - 117.24 M²

APPROX. GROSS INTERNAL AREA *
1305 Ft² - 121.23 M²

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**MARINE HOUSE
9-10 STATION ROAD
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Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	237	22.02
FIRST FLOOR	8458	785.75
Total	8695	807.77

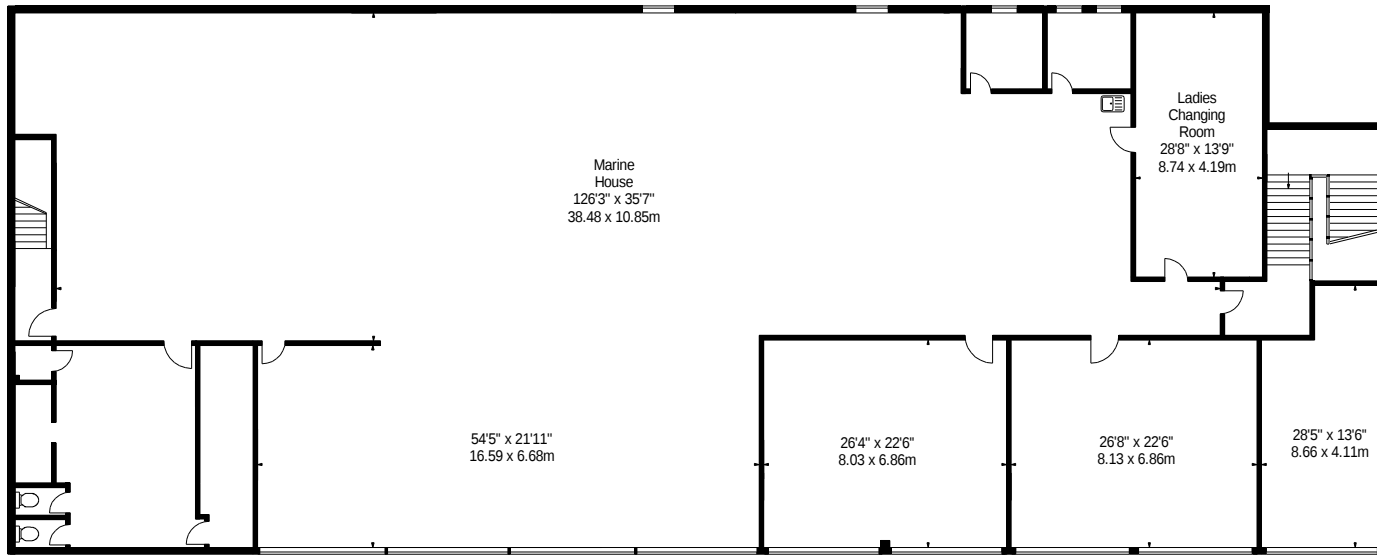
Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	0	0.00
FIRST FLOOR	8110	753.42
Total	8110	753.42

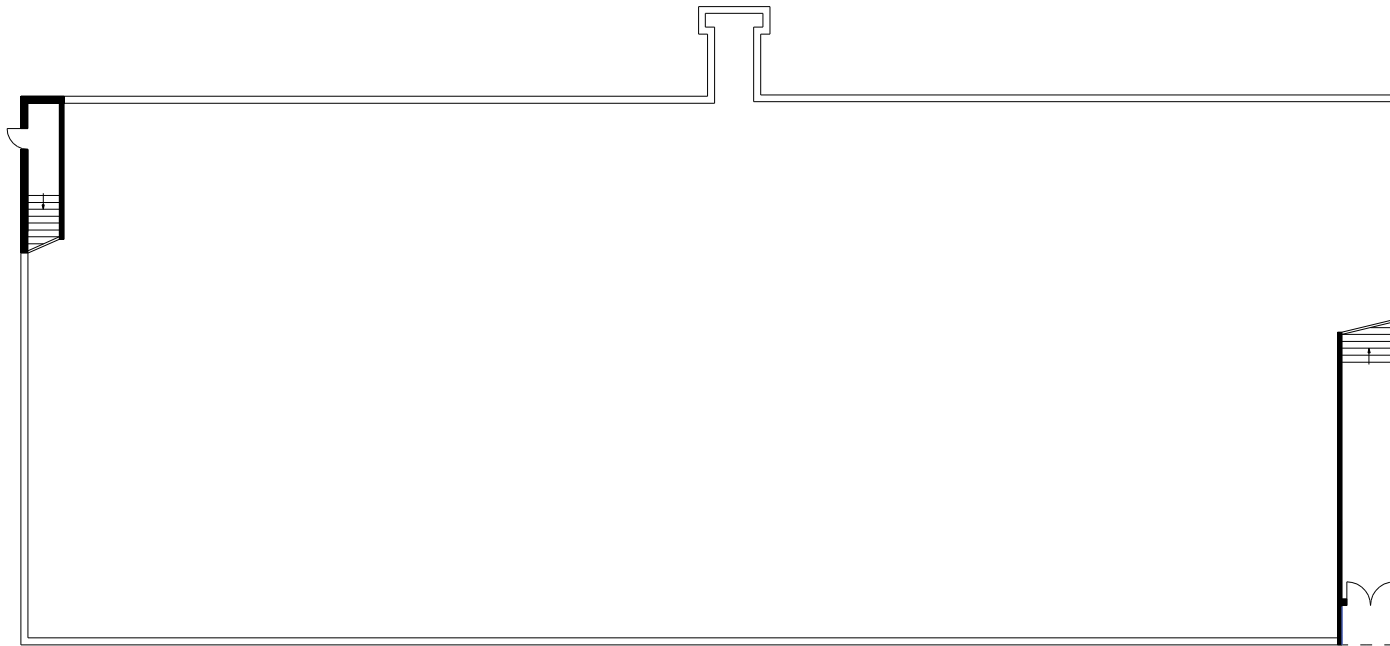


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FIRST FLOOR



GROUND FLOOR

APPROX. NET INTERNAL AREA *
8019 Ft² - 744.97 M²

APPROX. GROSS INTERNAL AREA *
8694 Ft² - 807.67 M²

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