

TO LET



Sanderson
Weatherall



OFFICE ACCOMMODATION

Pennine House, Washington Quadrant, Washington NE37 1LY



Key Points

- Purpose built office building
- On site car parking
- New FRI Lease for a term of years to be agreed
- Rent £10 per sq ft
- Subject to Contract

Location

The property is located in Washington which is located approximately 8.5 miles south east of Newcastle upon Tyne and lies approximately 7 miles east of Sunderland. Washington benefits from excellent transport links being conveniently placed between the A1(M) trunk road and the A19. Pennine House is situated in close proximity to the Galleries Shopping Centre. Access to the property is provided via the A182 and entrances to the Galleries Shopping Centre.

Description

The property comprises a purpose built office block over 5 floors. All floors have the benefit of male and female WC facilities as well as lift access to all floors. Internally the offices are fully carpeted with perimeter trunking and suspended ceilings. The suites also have kitchenettes and video intercom door entry systems. Externally on site car parking is provided.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor areas:

Description	sq m	sq ft
Suite 4.1	91.88	989
Suite 4.2	98.20	1,057
Total	190.08	2,046



Asking Rent

The office premises are available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed at a rent of £10 per sq ft, subject to contract.

Business Rates

Available upon Application.

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band D (93).

A full copy of the EPC is available upon request.

Service Charge

A service charge is currently levied for the general management, external fabric (excluding windows and doors) and upkeep of the estate. Further details are available upon request.

Anti Money Laundering

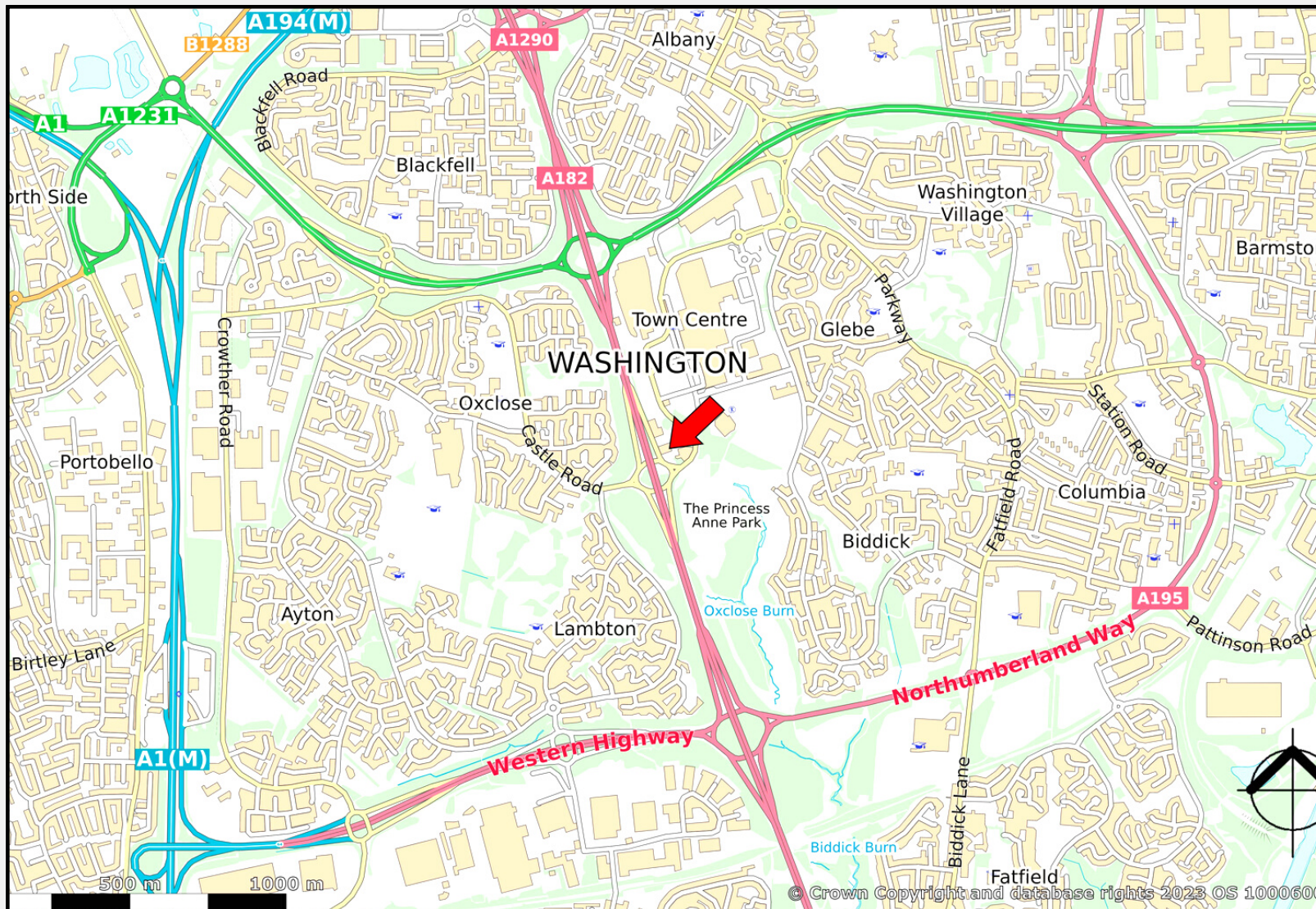
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Legal Costs

Each party to bear their own legal costs incurred in the letting of the property with any VAT thereon.

VAT

All rents are exclusive of VAT where chargeable.



Further Information

Strictly by prior appointment with the agents:

James Fletcher
 07894 411 871
 james.fletcher@sw.co.uk

Or joint agents:

Michael Downey
 Parker Knights
 mdowney@parkerknights.co.uk

Sanderson Weatherall
 Central Square South
 Orchard Street
 Newcastle upon Tyne
 NE1 3AZ

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

October 2023
 192133

