

To Let



The Hub

New centry House, Cowther Road, Washigton, NE38 0AQ

 **naylors**

To Let

Office Accommodation

222 – 902 Sq Ft

20.63 – 83.78 Sq M)

- Variety of sizes available
- Flexible lease terms available
- Ample car parking
- Meeting room hire available
- Well-connected location

Location

Crowther Industrial Estate is centrally located with good access to the region's main road network including the A1(M), A194(M) and the A19. Tilley Road is close to the main estate entrance just off the A1231. The estate is well established and popular with manufacturing, engineering and warehousing occupiers.

Description

The Hub consists of two floors and a range of modern, air-conditioned offices providing meeting space as well as advice and support to start up and established businesses.

Accommodation

The suites available have the following sizes and terms:

Room 4: **222 sq ft** (20.63 sq m)

Room 8: **902 sq ft** (83.78 sq m)

Terms

The units are available to let individually, or paired, and flexible lease terms are available.

Rateable Value

We understand that the rateable value for The Hub is split based on the size of each unit. Interested parties are advised to make their own enquiries with the local authority.

Service Charge

Room 4: **20.63 sq m** £166.55 pcm

Room 8: **83.78 sq m** £676.35 pcm

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

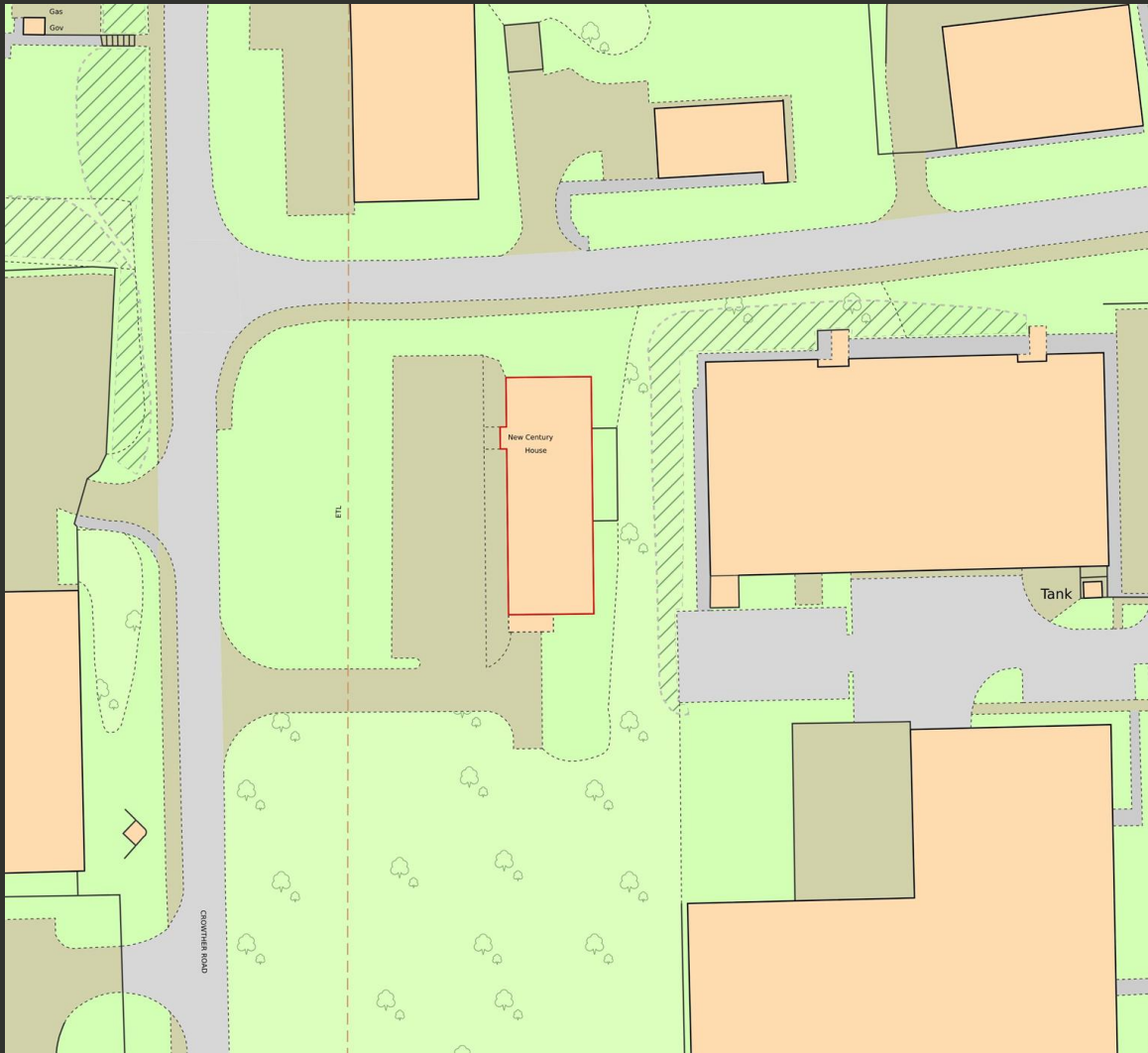
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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 tenant(s).





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