

# To Let

Pennine House  
Washington Quadrant  
Washington  
NE37 1LY

August 2019



- £10 per sq ft inclusive of rent and service charge
- On site car parking
- Offices suites available from 837 sq ft to 5,419 sq ft

## Location

The property is located in Washington which 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 A181 and entrance to the Galleries Shopping Centre.

## Description

The property comprises a purpose built office block comprising five floors. All floors have the benefit of male and female WC facilities as well as lift access to each floor.

Internally the offices are fully carpeted with perimeter trunking and suspended ceilings. The suites also have kitchenettes and video intercom door entry systems.

## Accommodation

The property comprises the following approximate areas :

	sq m	sq ft
Level 3	503.44	5,419
Level 4		
Suite 4.1	139.17	1,498
Suite 4.2	139.17	1,498
Suite 4.4	139.17	1,498

## Terms

The suites are available by of new full repairing and insuring leases for a term of years to be agreed at a rent of £10 per sq ft. The rent is inclusive of service charge.

## Energy Performance Certificate

The property has an EPC rating of D(93).

## Legal Costs

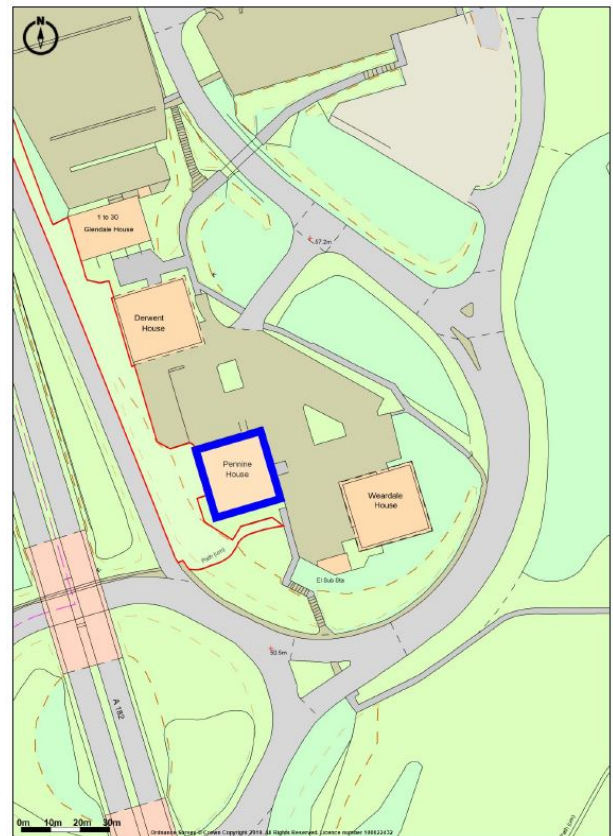
Each party to be responsible for their own reasonable legal costs incurred in the transaction.

## Rating Assessment

Interested parties should confirm the current rates payable with the Local Authority—Sunderland City Council.

## VAT

All prices quoted are exclusive of VAT where chargeable.



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