

To Let  
**Pennine House**  
**Washington Quadrant**  
**Washington**  
**NE37 1LZ**

Office Accommodation  
77.76 – 427.45 sq m (837 – 4,601 sq ft)



- Situated in the town centre
- Excellent transport links
- On-site car parking

## Location

Washington is situated six miles to the west of Sunderland and four miles south-east of Gateshead.

Located within close proximity to the A1(M) and A194(M), the property therefore has excellent transport links to Gateshead, Durham and Newcastle.

Direct access to Pennine House is provided from the A182 linking to the A1231 Sunderland Highway to the north and A195 Western Highway to the south.

The property is situated close to The Galleries Shopping Centre which provides approximately 200 shops, 3,000 free car parking spaces and a central bus station.

## Description

The property is a purpose-built, multi-let office building arranged over five floors which benefits from male and female toilets on each level and two (13-person) passenger lifts serving all floors.

The accommodation provides self-contained office suites that benefit from the following:

- § Perimeter trunking
- § Suspended ceilings
- § Carpeted floors
- § Kitchenette facilities
- § Video Intercom entry system

Externally, the property provides 42 car parking spaces.

The property has an EPC score of D:93.

## Accommodation

The office suites provide the following Net Internal Areas:

		sq m	sq ft
Ground Floor		Let	
First Floor		Let	
Second Floor		Let	
Third Floor	Suite 3.2	251.58	2,708
Third Floor	Suite 3.3	Let	
Third Floor	Suite 3.4	Let	
Fourth Floor	Suite 4.1	98.11	1,056
Fourth Floor	Suite 4.2	Let	
Fourth Floor	Suite 4.3	77.76	837
Fourth Floor	Suite 4.4	Let	
<b>Total</b>		<b>427.45</b>	<b>4,601</b>

## Services

The property benefits from all the main services.

## Service Charge

The rent is inclusive of the service charge for the internal and external maintenance of the property together with the car park and upkeep of the common areas and utilities used in common.

## Rateable Value

The Valuation Office Agency website describes the property within the 2010 Rating List as 'Offices and Premises' with the following Rateable Values:

Suite	Rateable Value	Rates Payable 2016/17
3.2	£22,500	£11,183
4.1	£8,300	£4,125
4.3	£7,000	£3,479

## Terms

The suites are available by way of a new effectively full repairing and insuring lease for a minimum term of three years at a rent of £10.00 per sq ft inclusive of service charge.

## VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

## Legal Costs

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

## Contact, Viewing & Further Information

Strictly by prior appointment via joint agents BNP Paribas Real Estate and Naylor Chartered Surveyors.

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**Subject to Contract**  
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