



Sanderson  
Weatherall

# TO LET OFFICE ACCOMMODATION



PENNINE HOUSE WASHINGTON QUADRANT WASHINGTON NE37 1LY

[sw.co.uk](http://sw.co.uk)



Purpose built office building

On site car parking

New FRI lease for a term of years to be agreed

Rent £10 psf

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
Level 4 Suite 4.1	91.8	988.58
Level 4 Suite 4.2	93.8	1,007.1
<b>Total</b>	<b>192.1</b>	<b>2,062.6</b>

## Business Rates

Available upon Application





### **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.

### **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.

### **Legal Costs**

Each party to bear their own legal costs incurred in the letting of the property.

### **VAT**

All prices quotes are deemed exclusive of VAT.





Viewings and further information

Strictly by prior appointment with the agents:

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