

PARKER KNIGHTS

REAL ESTATE



3 CUTHBERT HOUSE, GLOVER INDUSTRIAL ESTATE
TOWER ROAD, WASHINGTON, NE37 2SH



ABOUT

DESCRIPTION

The subject property comprises a single storey self contained office building on the Glover Industrial Estate in Washington. The open plan office extends to 2,049 sq ft and is complimented by a mix of partitioned offices and meeting rooms. The popular estate is home to a mix of local and national businesses.

3 Cuthbert House is currently let to 'Jigsaw Business Group Ltd' for a term of 5 years ending 25th May 2028 at £18,400 pa but there is an opportunity to surrender the existing lease on completion of the sale, should the buyer require vacant possession.

DETAILS

ACCOMMODATION

- 2.7m floor to ceiling height
- Suspended ceilings with LED panel lighting
- Perimeter trunking
- Gas central heating with a new boiler recently installed
- On site kitchen and WC facilities
- On site car parking

EPC

Rating: C

BUSINESS RATES

Current rateable value £15,250
Rates payable approximately £3.71 psf. Further enquiries should be made to the local council.

ESTATE S.C.

Estate service charge totals £1,558.52 per annum, paid quarterly by the existing tenant.

GROUND RENT

£3,657 per annum, paid quarterly.

TERMS

ASKING PRICE

£185,000 for the long leasehold interest.

TENURE

The property is held by way of long leasehold for 125 years from 2013.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

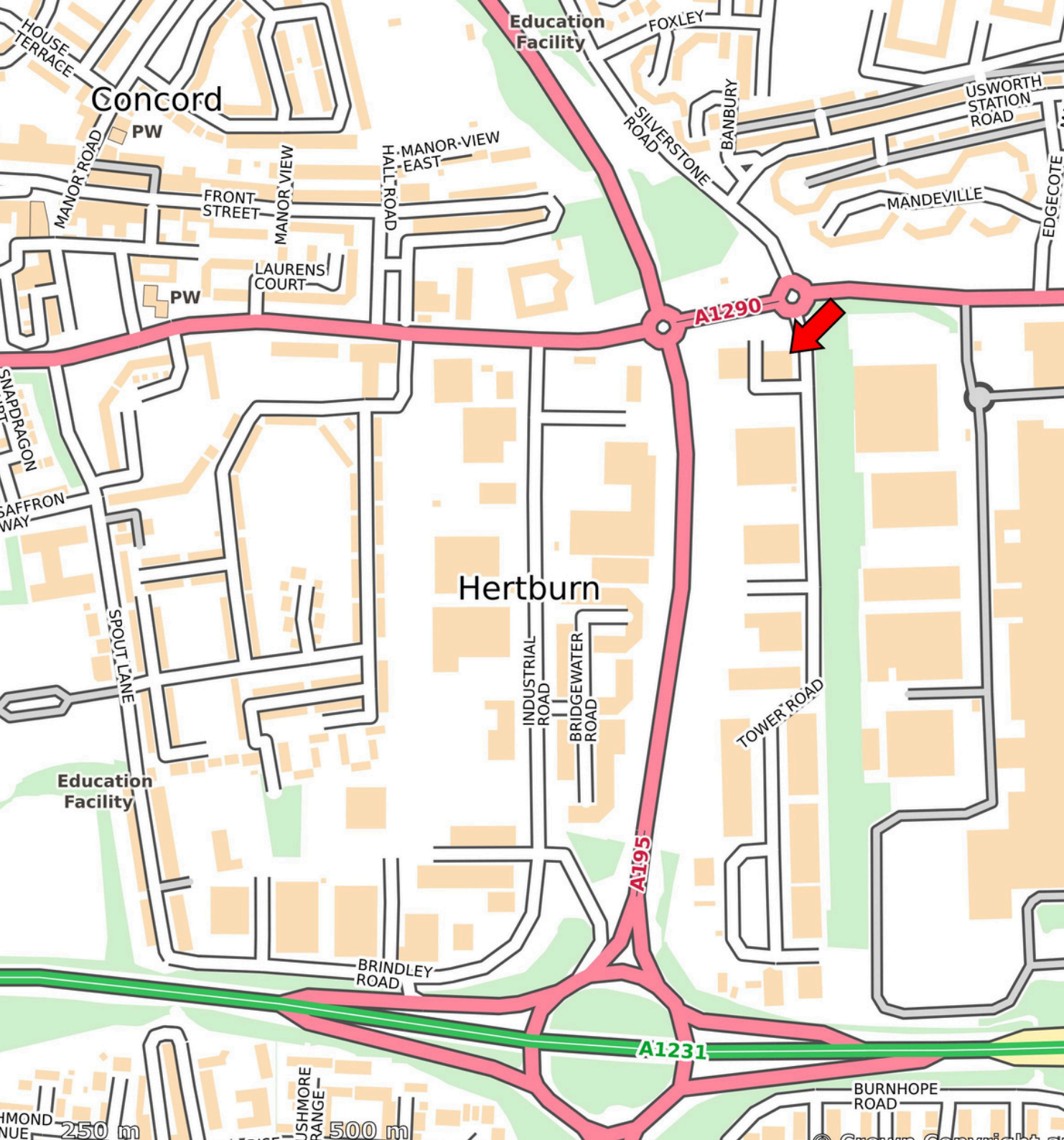
VAT

The sale price is subject to VAT.

TENANCY

The property is to be sold with vacant possession or as an investment, with the current tenant remaining in occupation.





LOCATION

Washington is strategically located between the major North East cities of Newcastle and Sunderland, benefitting from excellent transport links via the A1 (M) and A1231. These main arterial roads provide direct access to Glover Industrial Estate. The subject property fronts Glover Road and enjoys direct access from Tower Road.

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CONTACT

AGENT DETAILS

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