



Pennine House, Quadrant, Washington, NE37 1LY

The property comprises a purpose-built office block over 5 floors.

Tenure	To Let
Available Size	997 to 2,046 sq ft / 92.62 to 190.08 sq m
Rent	£10 per sq ft
EPC Rating	Upon Enquiry

Key Points

- > On site car parking

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.

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.

Accommodation

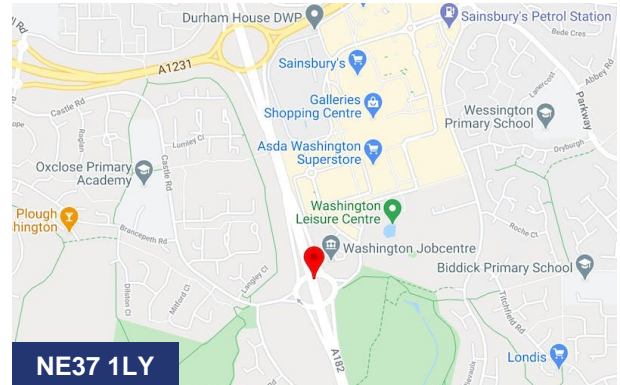
Description	Size	sq ft	Rent	Service Charge
Suite 4.1	989 sq ft	989	£824 per month	£198 /month
Suite 4.2	1,057 sq ft	1,057	£880 per month	£211 /month
4.1-4.2	2,046 sq ft	2,046	£1,705 per month	£410 /month

Asking rent

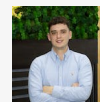
The office premises are available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed at a rent of £10 per sq ft, subject to contract.

EPC

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



Viewing & Further Information



Richard Cross

0161 220 1999 | 07706353590

Richard.Cross@hurstwoodholdings.com



Chloe Ellerby

0161 220 1999 | 07718884764

chloe.ellerby@hurstwoodholdings.com

