

Offices in NE37

Tower Road, Washington
Tyne and Wear, NE37 2SH

£18,500 Per annum

- ✓ Open plan office accommodation
- ✓ By way of new lease terms
- ✓ Popular business location
- ✓ Suitable for a variety of uses
- ✓ Close to local amenities

COMMERCIAL



Summary

- Property Type: Offices - Parking: Allocated
- Price: Per annum £18,500

Description

TO LET

Modern commercial ground floor unit available to let located within the well-established Cuthbert House on Tower Road in the heart of Washington, this versatile commercial unit offers an excellent opportunity for businesses seeking a professional and accessible workspace.

Key Features:

- Immediate availability – move-in ready
- Flexible open-plan layout
- Bright and well-presented interior
- On-site parking for tenants and visitors
- Secure access and well-maintained communal areas
- Excellent transport links via A1(M) and A1231
- Close proximity to local amenities and Washington town centre

To arrange a viewing or request more information

Additional unit available for applicants looking to combine for a larger space.

Rent is payable quarterly.

The subject premises is available by way of Full Repairing and Insuring lease at £18,500 per annum.

We are advised that the yearly service charge and insurance cost is approximately £2,160 inclusive of VAT.

Location

The subject property is located on Glover Industrial Estate, Washington which lies approximately 8 miles south of Newcastle and 7 miles west of Sunderland. The sought-after business location is provided with convenient links to the A19 and A1(M).

Accommodation

Modern commercial ground floor unit this versatile commercial unit offers an excellent opportunity for businesses seeking a professional and accessible workspace.

Lease Details

By way of new lease terms.

Rateable Value

The current rateable value is £14,750 (1 April 2023 to present).

Sourced from VOA.

EPC

Available upon request (rating C).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Tower Road, Washington, Tyne and Wear, NE37 2SH

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, www.pattinson.co.uk

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