



## 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	£10.00 per sq ft
EPC Rating	Upon enquiry

### Key Points

- > On site car parking

## Summary

Available Size	997 to 2,046 sq ft
Rent	£10.00 per sq ft
EPC Rating	Upon enquiry

## 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	£824 /month	£198 /month
Suite 4.2	-	1,057	£880 /month	£211 /month
4.1-4.2	-	2,046	£1,705 /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



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