



TO RENT

OFFICE ACCOMMODATION

6,655 ft² (618.3 m²)

- Internally finished to a very good standard
- Onsite Parking included
- Potential for multi occupancy

UNITS 1-6, WATERLOO ROAD
WASHINGTON NE37 3BJ

LOCATION

The premises are located within the Usworth area of Washington, close to the popular business location of Glover and Bentall Business Park. The area benefits from having excellent access to the A1(M) and the A19 which are both less than 2 miles away.

Washington lies approximately 6 miles west of Sunderland City Centre and 6 miles south of Newcastle upon Tyne and is well served by local bus routes which connect to these destinations.

DESCRIPTION

The property is of brick-built construction with a rendered finish and sits underneath a flat felt roof.

Internally the office space benefits from a mixture of open plan offices with separate meeting rooms and a large open plan space to the rear.

The office has been refurbished to a high standard in order to meet with owner occupier requirements with a high-level specification including LED lighting, kitchen/break out area, fob access system throughout and WC facilities.

The property also benefits from remote access CCTV system and electric shutter windows. The unit has ample car parking to the front, as well as free on street parking in the surrounding areas, in addition to having the potential to be used by several different types of occupiers.



ACCOMMODATION

The available space extends to the following size on a Net Internal Area basis:

Offices **618.3m²** **(6,655ft²)**

TENURE

The property is available to let on a Full Repairing and Insuring basis for a term of years to be agreed.



QUOTING RENT

£8.00psf per annum.

BUSINESS RATES

To be reassessed.

EPC

The property has a rating of C 63.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



FURTHER INFORMATION

For further information please contact:

John Cranshaw

E: John.Cranshaw@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1569

Chris Pearson

E: Chrisp@naylorsgavinblack.co.uk

DD: +44 (0)191 466 1349

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