

TO LET

The Hub, New Century House, Crowther Road, Crowther, Washington, NE38 0AQ



Office Accommodation

- Variety of sizes available
- Flexible lease terms available
- Ample car parking
- Meeting room hire available
- Well-connected location

For further information please contact:

Ellie Combe

E: ellie.combe@naylorsgavinblack.co.uk

DD: +44 7544 655 575

Chris Pearson

E: chrisp@naylorsgavinblack.co.uk

DD: +44 78347 328 678

Second Floor

One Strawberry Lane

Newcastle upon Tyne

NE1 4BX

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

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Location

Crowther Industrial Estate is centrally located with good access to the region's main road network including the A1(M), A194(M) and the A19. Tilley Road is close to the main estate entrance just off the A1231. The estate is well established and popular with manufacturing, engineering and warehousing occupiers.

Description

The Hub consists of two floors and a range of modern, air-conditioned offices providing meeting space as well as advice and support to start up and established businesses.

Accommodation

The suites available have the following sizes and terms:

Room	M ²	Sq Ft	Rent Pcm
4	20.63	222	£222.06
8	83.78	902	£901.80

Terms

The units are available to let individually, or paired, and flexible lease terms are available.

Rateable Value

We understand that the rateable value for The Hub is split based on the size of each unit. Interested parties are advised to make their own enquiries with the local authority.

Service Charge

Room	Size	Cost pcm
4	20.63m ²	£166.55
8	83.78m ²	£676.35

Legal Costs

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

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 Institute of Chartered Surveyors, 12 Great George Street, 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





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