



TO LET OFFICE ACCOMMODATION

PENNINE HOUSE, WASHINGTON QUADRANT, WASHINGTON NE37 1LY



Summary

- Purpose built office building
- On site car parking
- New FRI Lease for a term of years to be agreed
- Rent £10 per sq ft
- Subject to Contract

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.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor areas:

Description	sq m	sq ft
Suite 4.1	91.88	989
Suite 4.4	139.17	1,498

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.



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.

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band C (72) and is valid until 25 January 2036. A full copy of the EPC can be obtained via the following link:

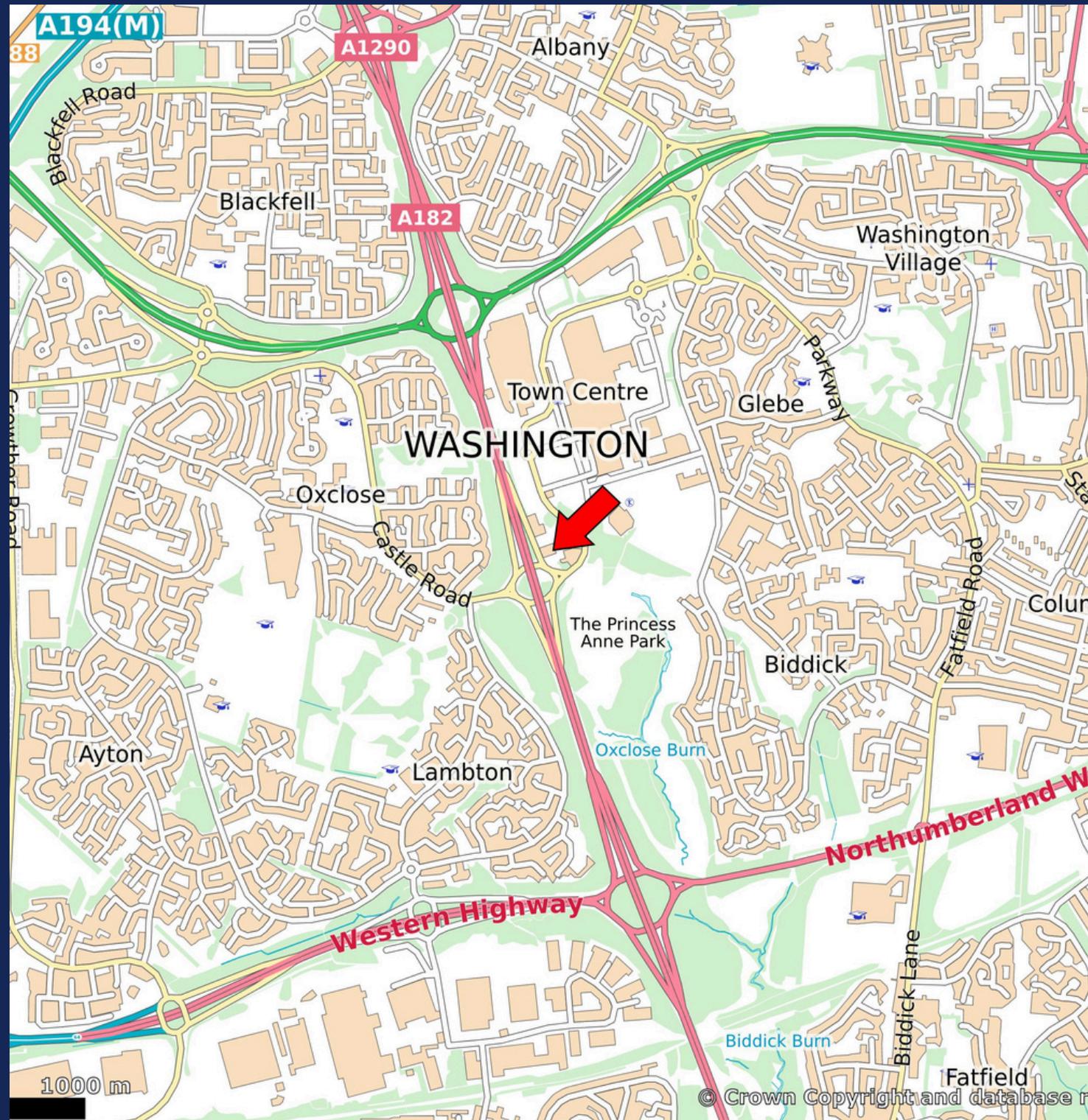
[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Service Charge

A service charge is currently levied for the general management, external fabric (excluding windows and doors) and upkeep of the estate. Further details are available upon request.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.





Business Rates

With effect from 1 April 2026 we understand that the suites are assessed for rating purposes as follows:

Description	Rateable Value
Suite 4.1	£6,300
Suite 4.4	£14,250

We would recommend that any interested parties make their own investigations regarding relief and rates payable by contacting the Local Rating Authority (Sunderland City Council).

Anti Money Laundering

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

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

James Fletcher



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Or Joint Agents:

Michael Downey



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REAL ESTATE

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