

HOUGHTON PRIMARY CARE CENTRE FIRST FLOOR OFFICE

Houghton Primary Care Centre, Brinkburn
Crescent, Houghton-le-Spring, Durham DH4 5GU

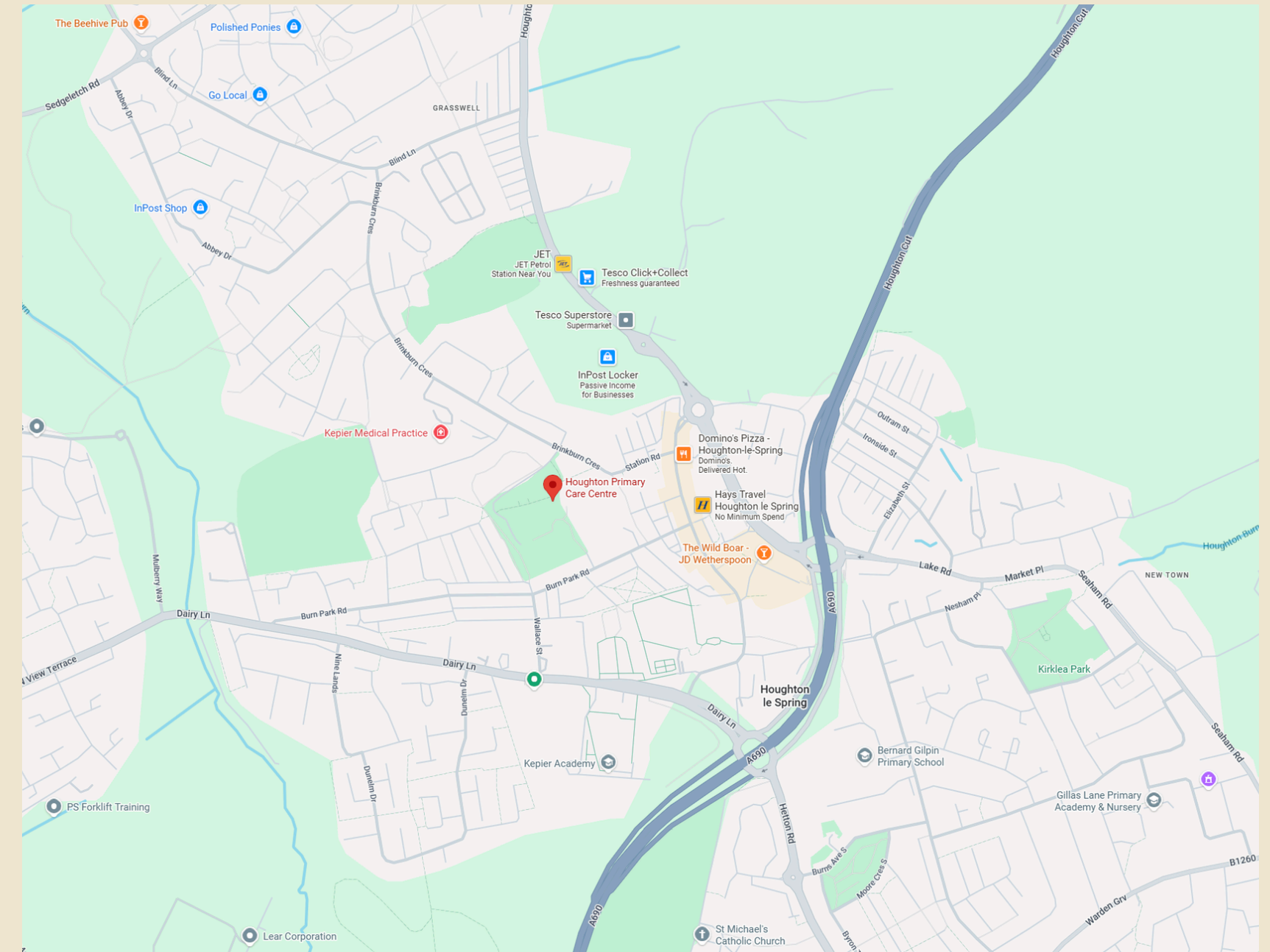
TO LET



YOUR PROPERTY PARTNER OF CHOICE

To Let Self-contained First-Floor Medical / Office Professional Premises available in a desirable location

- Self-contained first-floor accommodation
- Suitable for medical, clinical, therapy, wellbeing, office or professional uses
- Strong connectivity with close proximity to A1M and A19
- Inside health hub
- Wheelchair accessibility
- BREEAM Outstanding
- Free on-site parking & EV charging facilities
- Solar Panelled
- Modern and sustainable
- Located in a recognised medical and professional setting
- [///tens.reach.sweet](http://tens.reach.sweet)



TO LET
Use Class (E)



PROPERTY OVERVIEW

DESCRIPTION

Houghton Primary Care Centre is now available to let offering a rare opportunity to secure office accommodation within a well-established and community-focused healthcare hub. The building was refurbished in 2011 and was the first NHS facility in the UK to achieve a BREEAM Outstanding rating. The accommodation is suitable for a range of healthcare, wellbeing, community, office or professional service uses (STPP if required). Occupiers will benefit from being a part of a thriving healthcare destination that provides a wide range of services beyond traditional GP provision, including rehabilitation facilities, minor surgery services and wellness programmes. The building benefits from a welcoming and professional environment with on-site amenities including a café, gym and free car parking with EV charging points. Houghton Primary Care Centre offers an attractive base for organisations seeking to locate alongside established healthcare providers in a connected and accessible setting.

LOCATION

The premises occupies a prominent position in the heart of Houghton-le-Spring, offering excellent accessibility and connectivity for staff, visitors and service users. Situated just off the A182 and approximately 6-miles south-west of Sunderland city centre, the location provides convenient access to major routes across Tyne & Wear and the wider North East. The centre is well served by public transport, with Brinkburn Crescent (Station Road) bus stop only a short walk away and the town centre's shops and amenities close by. Excellent access to both the A1(M) and A19 are located within 5-miles of the property, providing excellent regional connectivity to key centres including Newcastle, Durham and Middlesbrough.

SUMMARY

Available Size	NRA 189.44 sq.m./ NIA 144.99 sq. m.
Rent	POA
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	TBC
EPC Rating	C

ACCOMMODATION

The accommodation comprises the following areas

Name	NRA (sq.m)	NIA (Sq.m)	Availability
First Floor	189.44	144.99	Available
Total	189.44	144.99	





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Viewing & Further Information



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