



## Victoria Road Health Centre, Victoria Road, Washington, NE37 2PU

---

Office accommodation available in the Town Centre of Washington

- First-floor accommodation
- Secure coded door access
- Located in a mix-use and professional setting
- Option to be part-furnished
- Suitable for office, medical, clinical or professional uses
- Strong connectivity via A1(M)
- Seven individual office suites
- Excellent transport links

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 1,021.93 sq ft  |
| <b>Rent</b>           | £9.78 per sq ft Plus Service Charges                  |
| <b>Business Rates</b> | Upon Enquiry  |
| <b>Service Charge</b> | Upon Enquiry Excluding Business Rates                 |
| <b>Car Parking</b>    | Upon Enquiry  |
| <b>VAT</b>            | To be confirmed                                       |
| <b>Legal Fees</b>     | Ingoing tenant is liable for both parties legal costs |
| <b>EPC Rating</b>     | D   |

## Description

First-floor office accommodation is available at Victoria Road Health Centre, providing spaces suitable for office, professional or medical occupiers. The accommodation is accessed from a shared ground floor entrance with secure coded doors leading to the staircase up to the first floor. The space comprises seven individual office suites along with a small storage area. Occupiers also benefit from shared W/C and kitchen facilities within the building. Externally, the property benefits from access to a shared car park with additional public parking nearby.

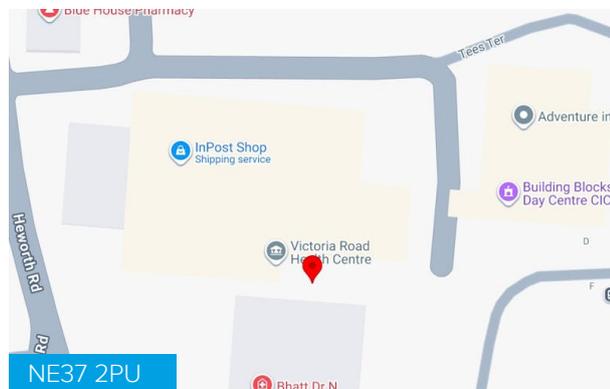
## Location

The property is situated on Victoria Road in the Concord area of Washington occupying a prominent position within a well-established and busy local community hub. The location benefits from excellent accessibility with Concord Bus Station just a short walk away and a variety of local amenities nearby. Victoria Road also provides convenient access to surrounding areas and is located just off the A1(M), offering strong transport links to both Newcastle and Sunderland approximately 8 miles away.

## Accommodation

The accommodation comprises the following areas:

| Name              | sq ft           | sq m         | Availability |
|-------------------|-----------------|--------------|--------------|
| 1st - First Floor | 1,021.93        | 94.94        | Available    |
| <b>Total</b>      | <b>1,021.93</b> | <b>94.94</b> |              |



## Viewing & Further Information



**Kelsey Collins**

01609 797 330 | 07498758137

kelsey.collins@alignpropertypartners.co.uk



**Daniel Clinch**

01609 797 330 | 07947990224

daniel.clinch@alignpropertypartners.co.uk

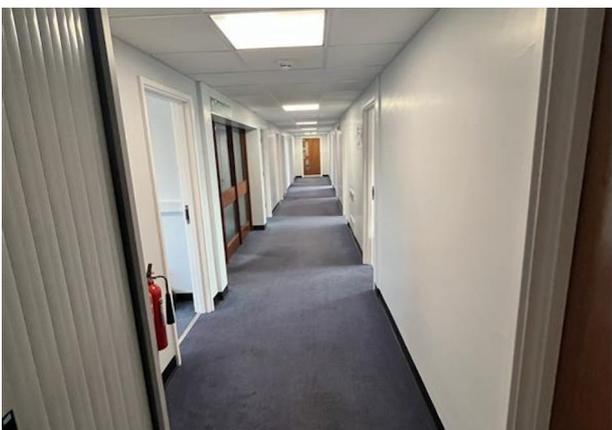


**John Routledge**

07443530922

john.routledge@alignpropertypartners.co.uk

**View Properties Here**  
[www.alignpropertypartners.co.uk](http://www.alignpropertypartners.co.uk)



# VICTORIA ROAD HEALTH CENTRE

Victoria Road Health Centre, Victoria Road,  
Washington, NE37 2PU

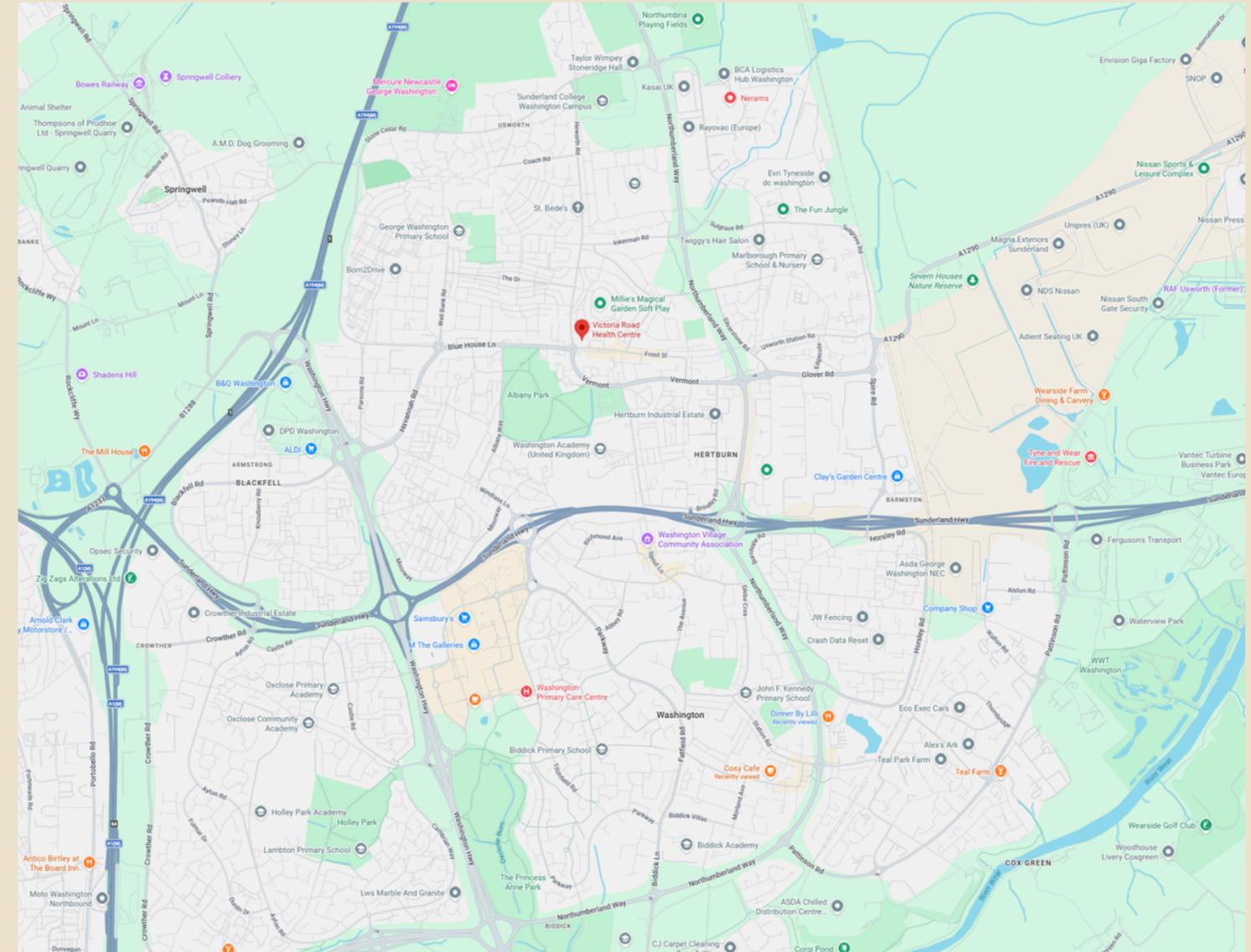
## TO LET



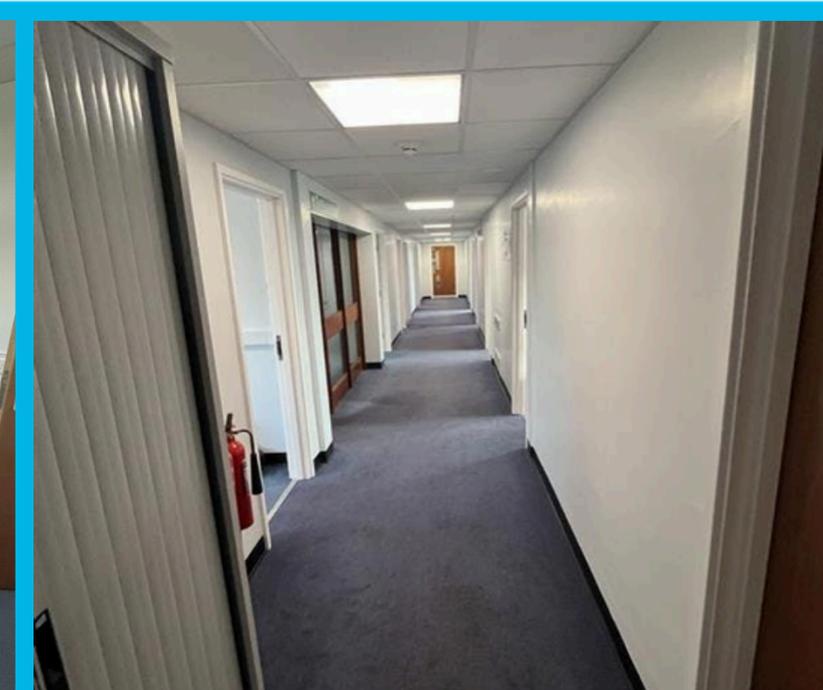
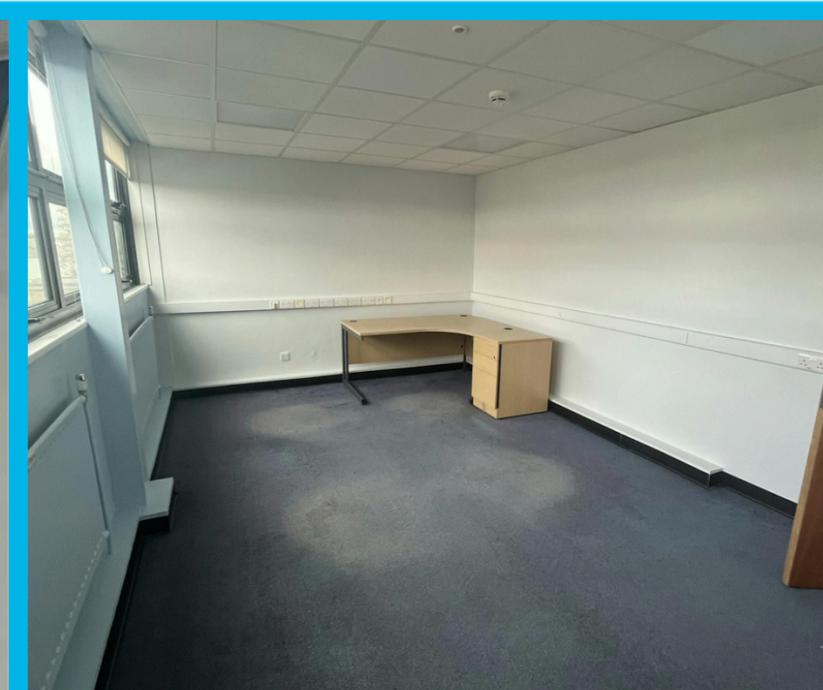
YOUR PROPERTY PARTNER OF CHOICE

## Office accommodation available in the Town Centre of Washington

- First-floor accommodation
- Suitable for office, medical, clinical or professional uses
- Secure coded door access
- Strong connectivity Via A1 (M)
- Located in a mix-use and professional setting
- Seven individual office suites
- Option to be part-furnished
- Excellent transport links
- <https://w3w.co/bridge.once.dunes>



**TO LET**  
 Use Class (E)



# PROPERTY OVERVIEW

## DESCRIPTION

First-floor office accommodation is available at Victoria Road Health Centre, providing spaces suitable for office, professional or medical occupiers. The accommodation is accessed from a shared ground floor entrance with secure coded doors leading to the staircase up to the first floor. The space comprises seven individual office suites along with a small storage area. Occupiers also benefit from shared W/C and kitchen facilities within the building. Externally, the property benefits from access to a shared car park with additional public parking nearby.

## LOCATION

The property is situated on Victoria Road in the Concord area of Washington occupying a prominent position within a well-established and busy local community hub. The location benefits from excellent accessibility with Concord Bus Station just a short walk away and a variety of local amenities nearby. Victoria Road also provides convenient access to surrounding areas and is located just off the A1(M), offering strong transport links to both Newcastle and Sunderland approximately 8 miles away.

## SUMMARY

|                             |  |
|-----------------------------|--|
| <b>Available Sizes</b>      | 94.94 sq m / 1,021.93 sq ft              |
| <b>Rent</b>                 | £9.78 per sq. ft. Plus Service Charges   |
| <b>Business Rates</b>       | Upon Enquiry                             |
| <b>Total Service Charge</b> | Upon Enquiry<br>Excluding Business Rates |
| <b>Car Parking</b>          | Car Parking Available                    |
| <b>EPC Rating</b>           | D  |

## ACCOMMODATION

The accommodation comprises the following areas

| Name               | sq ft           | sq m         | Availability |
|--------------------|-----------------|--------------|--------------|
| <b>First Floor</b> | 1,021.93        | 94.94        | Available    |
| <b>Total</b>       | <b>1,021.93</b> | <b>94.94</b> |              |





# VICTORIA ROAD HEALTH CENTRE

## Viewing & Further Information



**John Routledge**  
07964 670 579  
[john.routledge@alignpropertypartners.co.uk](mailto:john.routledge@alignpropertypartners.co.uk)



**Amber Crampton**  
01609 797 330  
[amber.crampton@alignpropertypartners.co.uk](mailto:amber.crampton@alignpropertypartners.co.uk)

View Properties [Here](#)



# Energy performance certificate (EPC)

Victoria Road Health Centre  
Victoria Road  
WASHINGTON  
NE37 2PU

Energy rating

**D**

Valid until:

**2 August 2033**

Certificate number:

**9458-6523-3852-5405-7495**

Property type

Non-residential Institutions: Primary Health Care Building

Total floor area

1,948 square metres

## Rules on letting this property

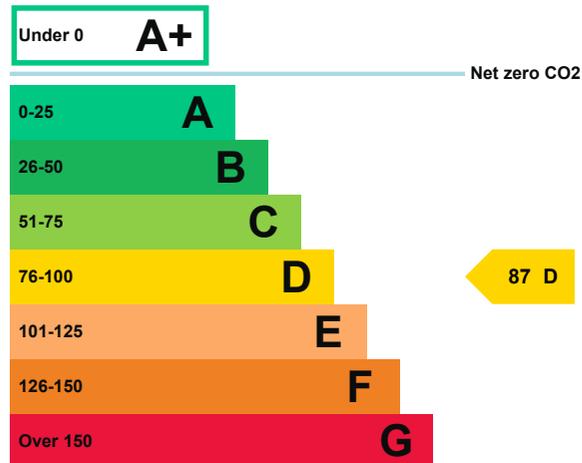
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

17 A

If typical of the existing stock

68 C

---

## Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Natural Gas                     |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 4                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 34.45                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 213                             |

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3858-0024-7735-6663-8142\)](/energy-certificate/3858-0024-7735-6663-8142).

---

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |  |
|-----------------|--|
| Assessor's name | Anthony Price  |
| Telephone       | 01924 669941   |
| Email           | <a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |  |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd  |
| Assessor's ID        | EES/023537   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

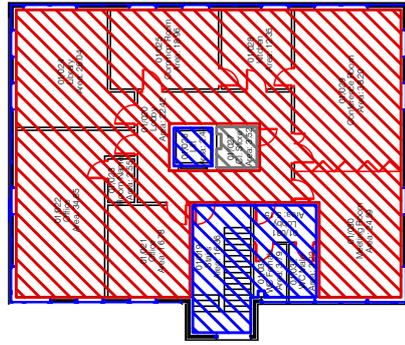
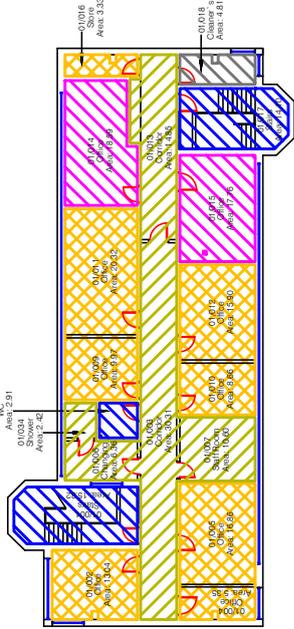
|                        |   |
|------------------------|---|
| Employer               | Compliance 365  |
| Employer address       | 6 Mariner Court   |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 8 June 2023   |
| Date of certificate    | 3 August 2023   |

---



Approximate Direction North

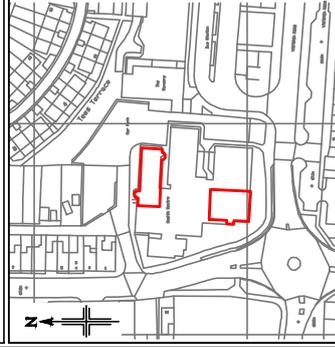
-  02100 NIA 209.24 m<sup>2</sup>
-  NHSPS Vacant NIA 94.94 m<sup>2</sup>
-  02125 NIA 36.36 m<sup>2</sup>
-  NHSPS Shared Area NIA 67.28 m<sup>2</sup>
-  NHSPS Common Parts GIA 65.28 m<sup>2</sup>
-  NHSPS Retained GIA 8.33 m<sup>2</sup>



First Floor  
 GEA 551.37 m<sup>2</sup>  
 GIA 501.96 m<sup>2</sup>  
 NIA 416.59 m<sup>2</sup>

### CAD EXERCISE ONLY

This drawing has been made compliant by Ploverman Craven using drawings supplied by NHS Property Services.  
 Ploverman Craven accept no responsibility for floor plan inaccuracies. This floor plan has not been verified by on-site measurements.



### Location Plan

Scale 1:2500

Building Outline

Care should be taken when drawings are printed to avoid image distortion. This plan has been compiled from client supplied drawings.

This drawing is issued for lease registration purposes only and further copies should be printed under the appropriate licence.  
 This drawing contains Ordnance Survey data which has been reproduced with the permission of the Controller of Her Majesty's Stationery Office, Crown copyright 2015.

Ploverman Craven Ltd Licence Number: 100020449

Notes:

| Date       | Comments             | Rev. |
|------------|----------------------|------|
| 09/02/2022 | OCCUPANCY AMENDMENTS | R04  |



### Site Address

VICTORIA ROAD HEALTH CENTRE  
 VICTORIA ROAD  
 CONCORD  
 WASHINGTON  
 NE37 2PU

| Site      | Orig. | Role | Level | Type | Rev. |
|-----------|-------|------|-------|------|------|
| VRHC02B01 | PC    | CAD  | 01    | FP   | R04  |

| Floor/Level | Scale      | Date         |
|-------------|------------|--------------|
| FIRST FLOOR | 1:250 @ A3 | JANUARY 2009 |