



Cuthbert House, Tower Road, Washington, NE37 2SH

Spacious Unit TO LET

- Three months rent-free
- Adaptable enclosed rooms
- Established business estate
- Available immediately
- Parking on site
- Excellent regional connectivity

Summary

Available Size	1,740 sq ft
Rent	£16,000 per annum
Business Rates	N/A
Service Charge	£2,600 per annum
VAT	Applicable
Estate Charge	N/A
EPC Rating	C

Description

Positioned on Tower Road within a busy commercial area, Cuthbert House offers excellent accessibility and a practical, well-connected base for a wide range of businesses. The property provides a versatile layout combining spacious open-plan accommodation with several self-contained rooms, ideal for collaborative work, private offices, consultation spaces or specialist uses, a kitchen and two w/c.

The flexible internal arrangement includes a generous open-plan area suitable for workstations, showroom displays or training, complemented by enclosed rooms that can be tailored to operational needs. Overall, the unit offers an adaptable, secure and ready-to-occupy premises in a strategic North East location.

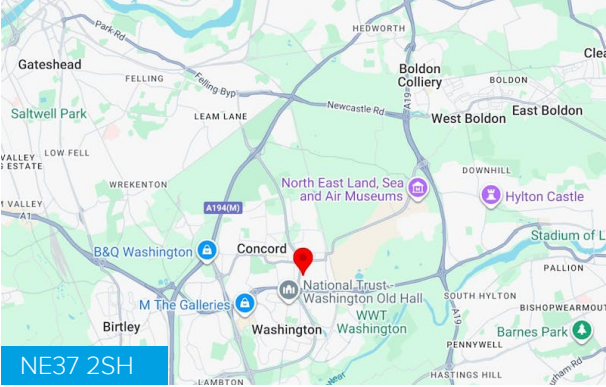
Location

Cuthbert House is situated within an established business estate in Washington, offering excellent regional connectivity via the A182, A194(M) and A1(M). The location provides convenient access to Sunderland, Newcastle, Gateshead and Durham, with good parking and easy access for staff, clients and deliveries—making it an ideal base for businesses requiring strong transport links.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,694	157.38	Available
Total	1,694	157.38	



Viewing & Further Information

Amber Crampton
01609 797 330
amber.crampton@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk



Energy performance certificate (EPC)

Unit 1 Cuthbert House Tower Road WASHINGTON NE37 2SH	Energy rating C	Valid until: 20 October 2034
		Certificate number: 7119-6618-6883-4799-7672

Property type	Offices and Workshop Businesses
Total floor area	188 square metres

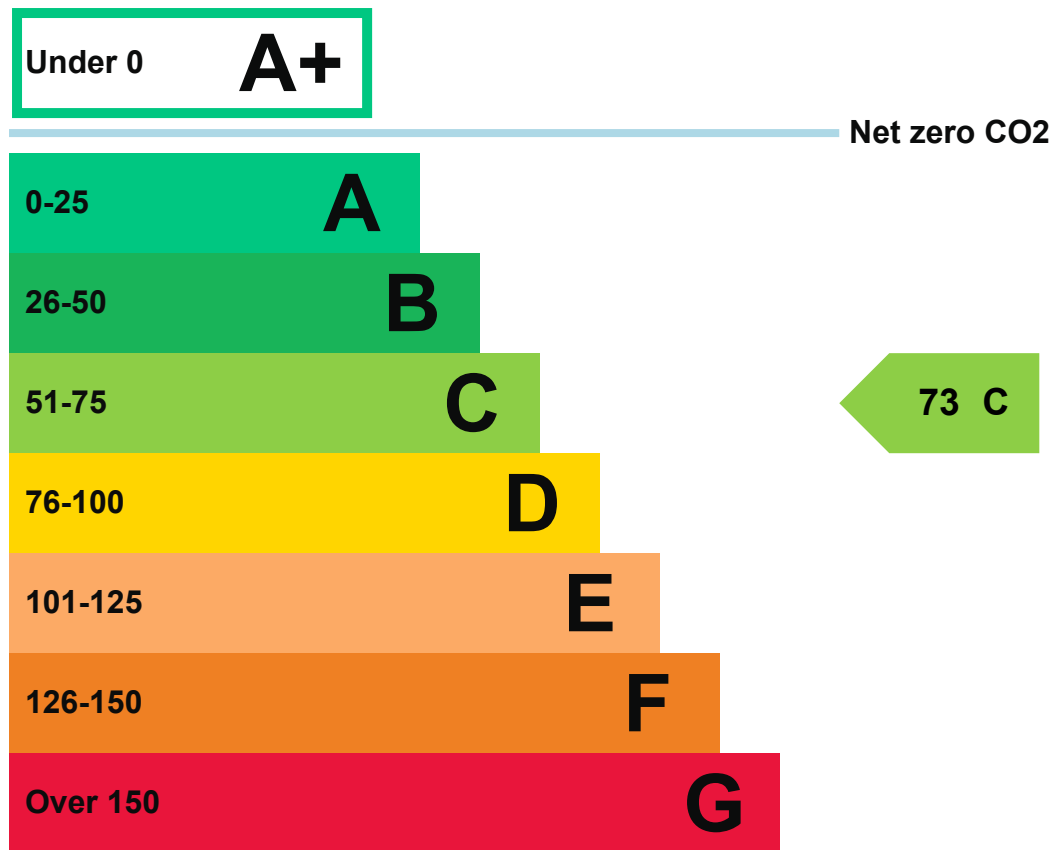
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



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

12 A

If typical of the existing stock

47 B

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	28.85
Primary energy use (kWh/m² per year)	183

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3323-6057-6664-9917-7416\)](/energy-certificate/3323-6057-6664-9917-7416).

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	John Ward
Telephone	07875263672
Email	ward62@btinternet.com

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/007259
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer

Employer address

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

21 October 2024

Date of certificate

21 October 2024

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[9900-2992-0390-6140-4074 \(/energy-certificate/9900-2992-0390-6140-4074\)](/energy-certificate/9900-2992-0390-6140-4074)

Expired on

20 October 2020



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