



# To Let by way of Assignment

## Well fitted offices

Third Floor  
Pennine House  
Washington  
NE37 1LY

- Town centre office suite
- Totaling **5412 ft<sup>2</sup> (502.77 m<sup>2</sup>)**
- Well-presented and **re-fitted 2020**
- With 12 car parking spaces
- Adjacent to **Galleries Shopping Centre**
- **Rent inclusive of service charge and utility costs**

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW

Regulated by RICS

### Location

Pennine House sits immediately adjacent to The Galleries Shopping Centre at the intersection of the Washington Highway (A182) and the A1231 providing immediate access to the A1M. The adjacent Galleries shopping centre and retail park offers excellent retail, leisure and food and beverage facilities.

### Description

The suite is located on the 3<sup>rd</sup> floor and is currently occupied by Gentoo who re-fitted the premises to a high standard in 2020 comprising general office together with a number of private meeting rooms and break out areas accessed via a passenger lift and central stairwell. The premises benefit from 12 car parking spaces.

**We are advised that the lease is fully inclusive of service charge and utility costs.**

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Offices</b>		
<b>Net Internal area</b>	5412	502.77
<b>Externally</b>		
12 car parking spaces		

### Tenure

The property is available by way on assignment of the current lease held for a 15 year term from 16<sup>th</sup> November 2020 at an annual rental of **£54,160** subject to 5 yearly rent reviews. The lease contains a tenant option to break at the 10<sup>th</sup> anniversary (November 2030) with a further 9 month rent free incentive available if the break is not exercised. **We are advised the rent is inclusive of service charge and utility costs.**

### VAT

Figures quoted exclude VAT where chargeable.

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

### Rateable Value (RV)

The Valuation Office has confirmed the property is currently held under 3 separate assessments with a combined Rateable Value of **£8,200**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p. If necessary, a written request should be made to the Local Authority for confirmation.

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

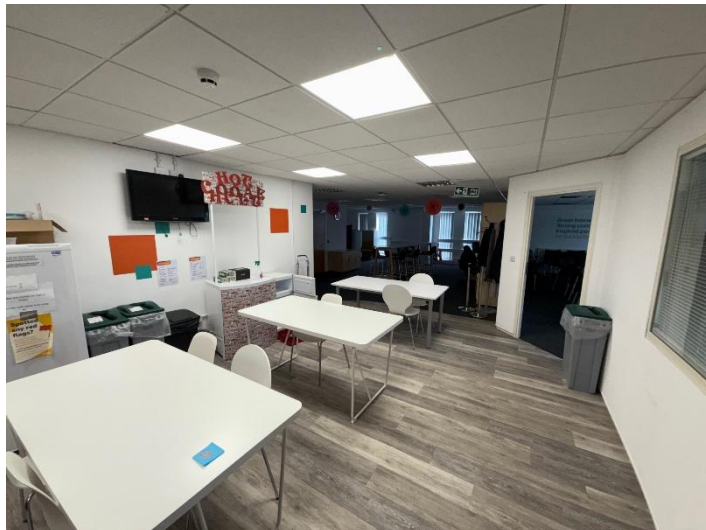
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C4326

### EPC

Energy Rating 116/E



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