



TO LET

Vermont House Concord Washington NE37 2SQ

Fully Refurbished Offices

**Total Occupation Cost including Rent, Service Charge, Electricity and Rates £14.90 per sq ft
INCENTIVES AVAILABLE FOR 3 YEAR OR OVER COMMITMENT**

- Very accessible location midway between Sunderland, Newcastle & Durham and convenient for A1 and A19.
- Attractive courtyard development
- Individual suites ranging from 310 sq ft to 4,839 sq ft. Can be occupied as combined units.
- Rent £8.50 per sq ft
- On site parking spaces

Location

Washington is ideally situated between the A1(M) and A19 providing easy access to the North East region. Newcastle, Sunderland and Durham are within 15 minutes drive time and Teesside is within 30 minutes.

Vermont House is located to the east of Washington New Town adjacent to the A195 and A1231 providing rapid access to both the A1(M) and A19.

Description

A self-contained office building comprising a range of individual single storey offices with a two storey feature entrance around a communal landscaped courtyard.

All office suites benefit from carpeted concrete floors, plaster and paint wall finishes, fluorescent strip lighting and central heating by way of wall mounted radiators. There is a secure entry phone system attached to all suites.

Communal toilet and kitchen facilities are situated within the lobby areas.

On site car parking is immediately adjacent to the building.

Accommodation

The following suites are available:-

Suite 1	1,011 sq ft	(93.92 sq m)
Suite 2	1,185 sq ft	(110.13 sq m)
Suite 3	921 sq ft	(85.56 sq m)
Suite 4	1,113 sq ft	(103.40 sq m)
Suite 5a	1,113 sq ft	(103.40 sq m)
Suite 5b	310 sq ft	(28.80 sq m)

Multiple units can be combined to provide up to provide up to 4,642 sq ft in one demise.

Tenure

We are seeking leases or service charge cover, heat, light and building maintenance (details on request).

Rating Assessment

The current rating assessments are as follows: -

Suite 1	£5,600 @ £0.458 = £2,565 pa
Suite 2	£7,200 @ £0.458 = £3,298 pa
Suite 3,4,5, 5b	£21,750 @ £0.458 = £9,962 pa

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs on completion of the Lease.

A service charge is payable covering cleaning, maintenance, heating and tenants and common parts electricity. This runs at approximately £3.55 per sq ft.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract

