

TO LET

Fully Refurbished Offices

**Vermont House
Concord
Washington
NE37 2SQ**



- Very accessible location midway between Sunderland, Newcastle and Durham and convenient for A1 and A19.
- Attractive courtyard development.

- All-inclusive rent £10.00 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.

ACCOMODATION

The following suites are available:-

Suite 4	1,343 sq ft	(124.8 sq m)
Suite 16	1,180 sq ft	(109.7 sq m)

RATING ASSESSMENT

The current rating assessments are as follows: -

Suite 4	£9,000
Suite 16	£7,900

PROPOSAL

The premises are offered on an all-inclusive basis at £10.00 per sq ft this includes central heating and all maintenance. Electricity recharged in addition. Tenants liable for rates (but small business relief available for eligible businesses).

Suite 4	£13,400 per annum	£1,116.66 pcm plus VAT
Suite 16	£11,800 per annum	£ 983.33 pcm plus VAT

Flexible leases, minimum term 12 months.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

Current EPC rating "C".

VAT

All figures quoted are exclusive of VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

A partner of Johnson Tucker is a director of Dimeplace Ltd who own the building.

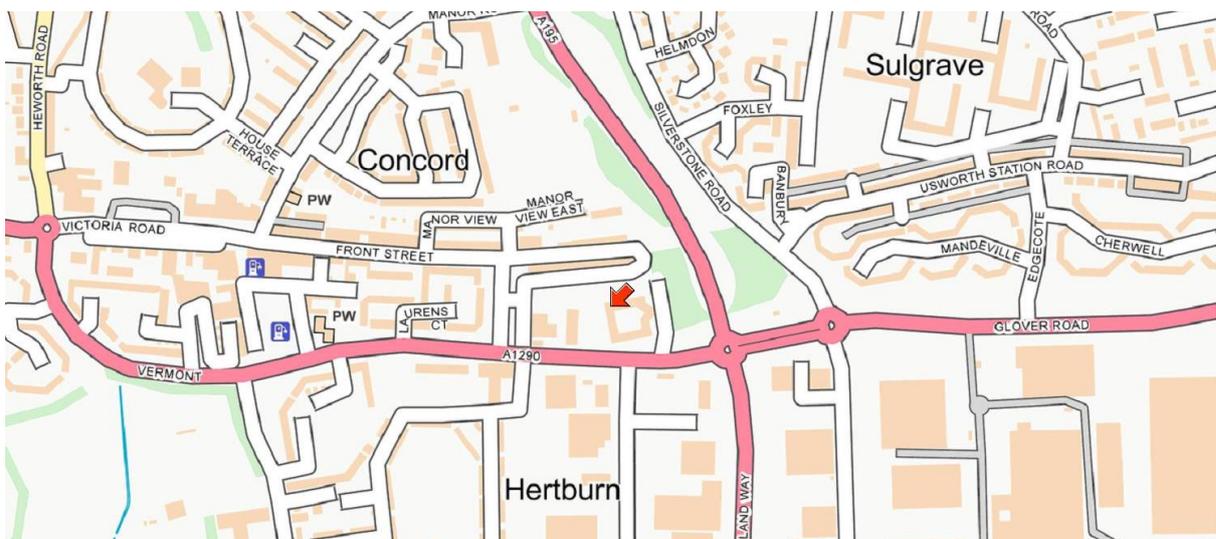
VIEWING

By appointment only through Johnson Tucker LLP.

Contact David Johnson on 0191 2697893 or

davidj@johnsontucker.co.uk

SUBJECT TO CONTRACT



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