



FIRST FLOOR SUITE SUITABLE FOR OFFICE OR CLINIC
TO LET

**SUITE 12 CONCORD HOUSE, SPECULATION PLACE
WASHINGTON, TYNE & WEAR, NE37 2AS**

- First floor suite suitable for office or clinic.
- Very accessible location midway between Sunderland, Newcastle and Durham and convenient for A1 and A19.
- Other Occupiers include Medivet, LC Aesthetics, Cafe K9, K9 Heaven Dog Grooming and Neocomputers.
- Parking available in large public car park serving Concord Village

£6,000 per annum / £500 plus VAT per month heating charge. Otherwise inclusive of all services including repairs and maintenance, landscaping, refuse collection and insurance.

KEY POINTS

Tenure	To Let
Size	56.4 m ² / 607 ft ²
Availability	Immediate Occupation
Rateable Value	£3,900
Service Charge(s)	Inclusive Rent
EPC Rating	C (66)

KEY CONTACT

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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.

The property is situated in the popular and well established commercial and residential district of Concord. The unit is situated in Concord House which is only 50m from Front Street. There is large public car park to the front of the building. Nearby occupiers include Medivet, LC Aesthetics, Cafe K9, K9 Heaven Dog Grooming and Neocomputers.

DESCRIPTION

The property which is suitable for a variety of uses including offices, clinic, and training room comprises an open plan area with very good natural light. There is a small kitchen area with a sink off.

The ceiling and walls are plastered and decorated with LED strip lights. Vinyl safety floor. Central heating from radiators.

The entrance is from the courtyard to a ground floor lobby shared with Medivet with male and female WC's off.

ACCOMMODATION

The property includes the following gross internal areas:

Suite 12	56.4 m ²	607 sq ft
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TERMS

The premises are available to let at an initial rent of **£6,000 per annum (£500 per calendar month)** plus VAT / **£50 plus VAT** per month heating charge. Otherwise inclusive of all services including repairs and maintenance, landscaping, refuse collection and insurance.

Flexible lease terms are available subject to a minimum term of 12 months.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	£3,900

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound. Qualifying business will receive full rates relief.

ANTI-MONEY LAUNDERING

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.

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of C(66).

VAT

All figures are exclusive of VAT where chargeable.

