



## TO LET – Flexible Industrial Space

Durham House, Washington Centre, Washington, Tyne And Wear, NE38 7SF

**Naylors**   
**Gavin Black**  
Commercial Property People

- Excellent road connectivity within Tyne and Wear
- Adjacent to The Galleries Shopping Centre
- Available on flexible lease terms
- Spaces Available from 10,000 sq ft
- Rents from £3.00 per sq ft

### Location

Durham House is located within a prime position within Washington, Tyne & Wear, adjacent to the A182 Washington Highway approximately 3 miles east of the A1(M) and 2 miles west of the A19. Washington is within approximately a 20 minute drive time of Newcastle City Centre and 15 minutes from Sunderland.

The property sits adjacent to The Galleries Shopping Centre and Retail Park and within close proximity of logistics and industrial occupiers including the Nissan auto manufacturing facility. The site is also close to residential areas.

### Description

The property is a former manufacturing and storage facility. The warehouse element benefits from access onto yard areas and there is also full circulation around the estate as well as ample surface car parking. The building contains ample office and amenity areas which can be used as such, or potentially repurposed into further storage space if required.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
<b>From</b>	<b>10,000</b>	<b>929</b>
<b>To</b>	<b>90,000</b>	<b>8,361</b>

### Terms

The storage space is available on flexible lease terms in a range of sizes between 10,000 - 90,000 sq ft.

Additional office spaces from 200 sq ft can be made available by way of separate negotiation. Spaces can be combined to create additional storage.

There is also the opportunity to lease open storage / secure open storage land at the property which is surfaced and fenced in sizes ranging from 0.2 acres to 1.5 acres.

### Rent

From £3.00 Per Sq Ft

### EPC

Please contact Naylor's Gavin Black.

### Rateable Value

Please contact the relevant local authority.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on

this basis and where silent, offers will be deemed net of VAT.

### 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 purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### For further information please contact:

Duncan Christie

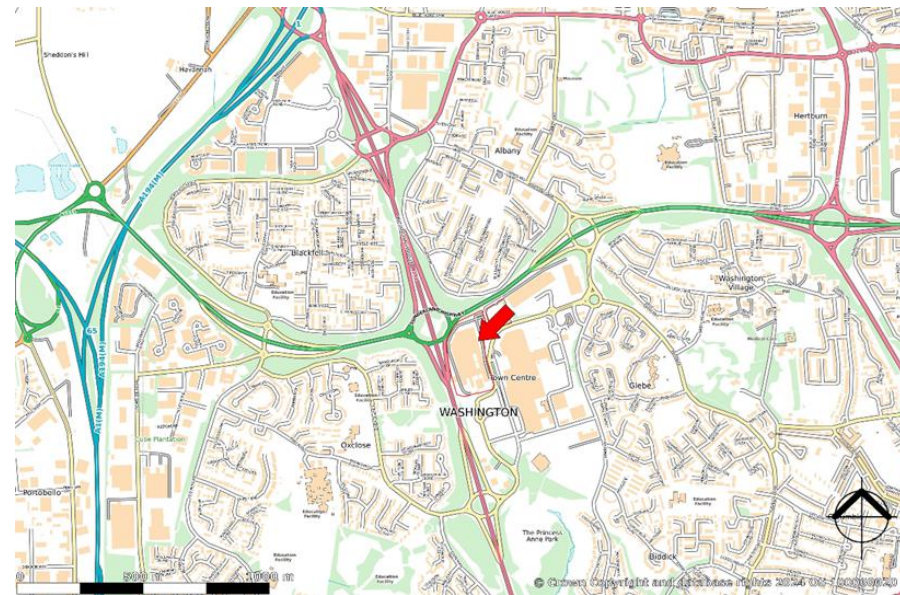
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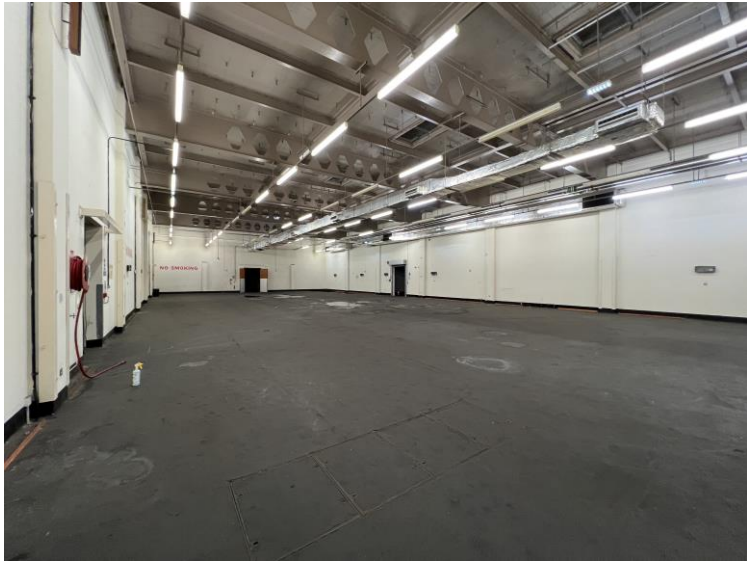
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NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

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