



To Let

Durham House

Washington Centre, Washington, Tyne & Wear, NE38 7SF

 **naylors**

To Let

Flexible Industrial Space

6,500 – 160,500 Sq Ft
(603.86 – 14,910.81 Sq M)

- Excellent road connectivity within Tyne and Wear
- Adjacent to The Galleries Shopping Centre
- Available on flexible lease terms
- Spaces available from 6,500 sqft
- Rents from £4.00psf

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 (6th Edition) and comprises the following areas:

From:	6,500 sqft	(603.86 sq m)
To:	160,500 sqft	(14,910.81 sq m)

Rent

From £4.00psf.

Terms

The storage space is available on flexible lease terms in a range of sizes between 6,500 – 160,500 sqft.

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.

EPC

Please contact Naylors.

Rateable Value

Please contact the relevant local authority.

Legal Costs

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

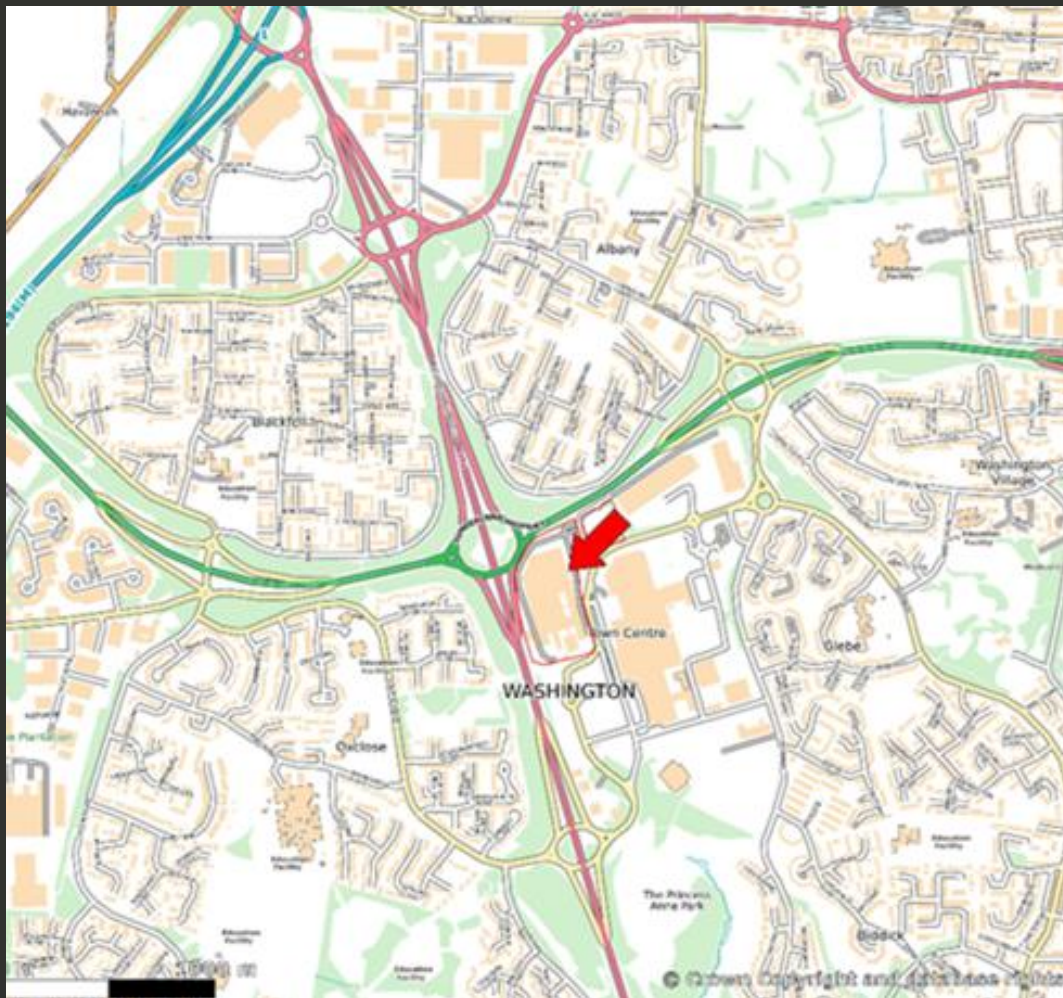
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors 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 tenant(s).





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